

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE • KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 2-F-11-RZ                      **Related File Number:**  
**Application Filed:** 12/28/2010              **Date of Revision:**  
**Applicant:** MARK A. CANNON

### PROPERTY INFORMATION

**General Location:** South side Burnett Creek Rd., east of Island Home Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 110 047                      **Jurisdiction:** County  
**Size of Tract:** 1.52 acres  
**Accessibility:** Access is via Burnett Creek Rd., a minor collector street with 15' of pavement width within 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed with primarily agricultural and rural residential uses under A zoning.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 5714 Burnett Creek Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full):

RA zoning is consistent with the low density residential sector plan proposal for the site.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY

- 1. The site has direct access to a minor collector street and is within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 2. The proposed RA zoning is consistent with the South County Sector Plan proposal for the site.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

- 1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
- 2. Based on the above description, this site is appropriate for RA zoning.
- 3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
- 2. The impact to the street system will be minimal. When a plat is submitted to subdivide the property, a right-of-way dedication will be required. In this section of Burnett Creek Rd., this dedication will be 30 feet from the right-of-way centerline.
- 3. The impact of the proposed rezoning should be minimal, because the two structures are already built.
- 4. The applicant intends to subdivide this parcel into 2 lots to provide separate lots for the two residential structures on site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
- 2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

Action:

Approved

Meeting Date: 2/10/2011

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE RA (Low Density Residential)

Date of Approval:

2/10/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 3/28/2011

Date of Legislative Action, Second Reading: 4/25/2011

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**