CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:2-H-07-RZApplication Filed:1/2/2007Applicant:JAMES KERNELLOwner:Image: State Sta

PROPERTY INFORMATION

General Location:	Northeast side Heiskell Rd., northwest of Windstone Blvd.		
Other Parcel Info.:			
Tax ID Number:	46 212	Jurisdiction:	County
Size of Tract:	1 acre		
Accessibility:	Access is via Heiskell Rd., a minor arterial street with 20' of pave	ement width with	in 70' of right of way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Two lot subdivision			Density:
Sector Plan:	North County	Sector Plan Designation:	LDR	
Growth Policy Plan:	Planned Growth Area	3		
Neighborhood Context:	This area is developed with residential uses under A, PR and RA zoning. There is a CA zoned property to the southeast that does not have a business, but has a large paved area with a construction vehicle being stored on the site.			

ADDRESS/RIGHT-O	F-WAY INFORMATION (where applicable)
Street:	8134 Heiskell Rd
Location:	
Proposed Street Name:	
Department-Utility Repo	ort:
Reason:	
ZONING INFORMAT	TION (where applicable)
Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	RA (Low Density Residential)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of RA from the southeast (parcel 214.06), across Heiskell Rd., which was rezoned RA in Sept. 2006 (9-E-06-RZ).

History of Zoning: Parcel 214.06 to the southeast was rezoned RA in Sept. 2006 (9-E-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSIT	TION
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE RA (Low Density Residential) zoning.		
Staff Recomm. (Full):	RA zoning is compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are numerous low density residential subdivisions in the vicinity of this site, zoned PR and RA. The RA zoning will allow this 1-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into the proposed 2 lots for residential development. 		
	 Public water an This proposal v The proposal is should be minimal In order to subc along Heiskell Rd. 	divide the subject property, the applic , as part of the platting process. The	
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses. Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access. 		
MPC Action:	Approved		MPC Meeting Date: 2/8/2007
Details of MPC action:			
Summary of MPC action:	APPROVE RA (Low Density Residential)		
Date of MPC Approval:	2/8/2007	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:	3/26/2007	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:

Disposition of Case:PostponedDisposition of Case, Second Reading:If "Other":If "Other":Amendments:Amendments:Date of Legislative Appeal:Effective Date of Ordinance: