

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: 3-A-08-RZ **Related File Number:**
Application Filed: 1/14/2008 **Date of Revision:**
Applicant: AARON ROBERTS

PROPERTY INFORMATION

General Location: Southwest side Mayes Chapel Rd., southeast of Gordon Smith Rd.
Other Parcel Info.:
Tax ID Number: 38 065.01 **Jurisdiction:** County
Size of Tract: 3.69 acres
Accessibility: Access is via Mayes Chapel Rd., a local street with 15' to 17' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant tract is part of a rural residential development area that has occurred under Agricultural zoning. Recent urban residential development in the area has occurred under PR and RA zones

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

Street:
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full):

RA zoning is consistent with the surrounding residential development and zoning pattern that includes both large and small lot subdivision development within A and PR zones. The sector plan proposes low density residential use for the site as permitted under RA zoning

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. Other properties in this area are developed with low density residential uses under A, PR, RA and RAE zoning.
- 3. RA zoning is a logical extension of low density residential uses from the east.
- 4. RA zoning will require MPC approval of a concept subdivision plan prior to residential development of the property with more than 5 lots. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve this site.
- 2. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the concept subdivision plan approval process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

MPC Action:

Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

3/13/2008

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:

4/28/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: