CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-B-04-RZ Related File Number:

Application Filed: 1/28/2004 Date of Revision:

Applicant: JAMIE LILES

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast portion of parcel 87, northeast of Amherst Rd., southeast of Ball Camp Rd.

Other Parcel Info.:

Tax ID Number: 92 087 (PART) OTHER: MAP ON FILE Jurisdiction: City

Size of Tract: 4.9 acres

Access is via Amherst Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and mini-storage buildings

Surrounding Land Use:

Proposed Use: Residence Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This undeveloped site is within a predominately residential area that has some non-residential uses

including the mini-storage facilities built on the I-2 zoned part of this site. Surrounding zoning is PR,RP-

1, R-1 and I-2.

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

Street: 2806 Amherst Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: R-1 (Single Family Residential)

Previous Requests: Property was zoned I-2 and A-1 following annexation into the City of Knoxville.

Extension of Zone: No

History of Zoning: Property was zoned I-2 and A-1 following annexation into the City of Knoxville in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE R-1 (Single Family Residential) zoning for this portion of the site

Staff Recomm. (Full): R-1 zoning will permit residential development on this site. The R-1 zoning is consistent with other

residential zoning and development in the area. The One Year Plan for this site and adjacent A-1 zoned property was changed from OS to LDR as part of the 2004 One Year Plan annual update since LDR

now allows A-1 zoning. The sector plan proposes low density residential use for this site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. The R-1 zoning will allow development that is compatible with the scale and intensity of the

surrounding development and zoning pattern.

2. R-1 zoning will permit residential development of the property.

3. The R-1 zoning will allow development similar to surrounding residential uses that include a mobile

home park and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The proposed zoning would allow this 2 acre portion of property to be developed with a dwelling.

3. The R-1 zoning would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the low density residential uses proposed for this area by the Northwest County Sector Plan.

2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox

County-Farragut Growth Policy Plan.

3. The 2004 One Year Plan Annual Update included an amendment to change this area from OS (Open Space) to LDR (Low Density Residential) to make the One Year Plan consistent with the sector

plan for this area.

MPC Action: Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)

3/11/2004 Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

City Council Legislative Body:

Date of Legislative Action: 4/13/2004 Date of Legislative Action, Second Reading: 4/27/2004

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

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Date of Legislative Appeal: Effective Date of Ordinance:

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