

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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www.knoxmpc.org

File Number: 3-B-09-RZ **Related File Number:**
Application Filed: 1/22/2009 **Date of Revision:**
Applicant: SOUTH HEIGHTS AND ARTELLA SUBDIVISIONS

PROPERTY INFORMATION

General Location: Northeast and southeast sides Brown Rd., southeast of Sims Rd., northwest of Artella Dr.
Other Parcel Info.:
Tax ID Number: 999 999 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 25.1 acres
Accessibility: Access is via two-lane local streets developed within the subdivision.

GENERAL LAND USE INFORMATION

Existing Land Use: Single dwelling detached residential
Surrounding Land Use:
Proposed Use: Single dwelling detached residential **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This established single family subdivision was developed under RB zoning and is surrounded by scattered single family housing built within A Agricultural zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: RAE (Exclusive Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property has been zoned RB for years.

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.):

Recommend that County Commission APPROVE RAE (Exclusive Residential) zoning

Staff Recomm. (Full):

RAE zoning is consistent with the established single family housing developed within this subdivision. Changing the zoning to RAE will protect the subdivision from incompatible multi-dwelling redevelopment permitted under the RB zone.

Comments:

REZONING REQUIREMENTS:

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

- 1. RAE zoning is supported by the adopted plan for the area and would be compatible with established single family uses located within the subdivision.
- 2. The RAE zoning is compatible with the scale and intensity of the current surrounding land uses and zoning pattern.
- 3. RAE rezoning of the subject area would not create any non-conforming established uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. RAE zoning is consistent with the existing A, RA and RB zoning and development pattern within the area and supports maintaining a stable single family residential neighborhood.
- 2. The area is appropriate for development allowed under RAE zoning.

THE EFFECTS OF THE PROPOSAL:

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools.
- 3. The proposed down-zoning to RAE will have minimal impact on vehicular traffic.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. The current South City Sector Plan proposed low density residential uses and slope protection for this area and includes RAE as an appropriate zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

Recommend that County Commission APPROVE RAE (Exclusive Residential) zoning

Date of MPC Approval:

3/12/2009

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:

4/27/2009

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: