

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-C-09-RZ **Related File Number:**
Application Filed: 1/23/2009 **Date of Revision:**
Applicant: REBECCA ANN STEWART

PROPERTY INFORMATION

General Location: Northeast side Beverly Rd., northwest of Greenway Dr.
Other Parcel Info.:
Tax ID Number: 59 J A 045, 046 **Jurisdiction:** County
Size of Tract: 2.97 acres
Accessibility: Access is via Beverly Rd., a major collector street with 23' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: North City **Sector Plan Designation:** Mixed Use-Special District (MU-NC8)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with primarily residential uses on the north side of Greenway Dr. and light industrial uses on the south side.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
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 compatible with surrounding development and zoning in the area. The proposed zoning is consistent with the sector plan, while the current Industrial zoning is not.

Comments:

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

- 1. The proposed RA zone is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. The majority of the surrounding area north of Greenway Dr. is also developed with residential uses.
- 3. Several properties along the north side of Greenway Dr. are zoned Industrial, but developed with residential uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. RA is the most common residential zone for smaller parcels in Knox County. The zoning district provides for residential areas with low population densities. The minimum lot size is 10,000 square feet, when sewer service is available.
- 2. The subject parcel is about 3 acres in size and is appropriate for the requested RA zoning.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The requested RA zoning is much less intense than the current I zoning.
- 3. The effects of this proposal on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. On the North City Sector Plan, this site is located within an area designated as a mixed use special district (MU-NC8). RA zoning is consistent with the sector plan proposal.
- 2. The site is located within the Urban Growth Area of Knoxville 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 RA (Low Density 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:

