

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-EE-01-RZ **Related File Number:**
Application Filed: 3/21/2001 **Date of Revision:**
Applicant: RALPH W. MATLOCK CONSTRUCTION CO.
Owner:

PROPERTY INFORMATION

General Location: South side George Light Rd., west of N. Pellissippi Parkway.
Other Parcel Info.:
Tax ID Number: 89 123.07 **Jurisdiction:** County
Size of Tract: 2.74 acres
Accessibility: Access is via George Light Rd., a local street with 16' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.
Surrounding Land Use:
Proposed Use: Residential subdivision. **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This sloping, vacant site is part of the rural residential area found along the southwest side of N. Pellissippi Parkway, north of Beaver Creek, that has developed under A zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & TO (Technology Overlay)
Former Zoning:
Requested Zoning: RA (Low Density Residential) & TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: No.
History of Zoning: None noted for this site, but the property north of the site was zoned PC/TO in 2000, (5-F-00-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
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: kp

Staff Recomm. (Abbr.): DENY RA (Low Density Residential) zoning.

Staff Recomm. (Full): The current Agricultural zoning is the most appropriate for this site, considering the property's slopes of 24 to 40% on the majority of the site.

Comments: The Northwest County Sector Plan proposes agricultural and rural residential uses for this site, with a portion designated as a stream protection area. The site's slopes are too steep to permit development at a greater residential density than permitted under agricultural zoning. (See attached map.) PR zoning at 1 du/ac would be an option if it were not for the small size of the property. The developer could cluster his units on the developable portion of the property. The staff, however, has a practice of not recommending PR zoning for a tract of less than 5 acres in size, unless the property adjoins another tract zoned PR. This request must also be considered by the Tennessee Technology Corridor Development Authority for the approval of a Certificate of Appropriateness.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action: Approve RA (Low Density Residential) & TO (Technology Overlay)

Summary of MPC action: Approve RA (Low Density Residential) & TO (Technology Overlay)

Date of MPC Approval: 4/12/2001 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/29/2001 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: