

# 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:** 4-F-09-RZ                      **Related File Number:**  
**Application Filed:** 2/23/2009              **Date of Revision:**  
**Applicant:** NANCY S. FOSTER

### PROPERTY INFORMATION

**General Location:** Southwest side Granville Connor Rd., southeast of Shady Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 56 E B 006                      **Jurisdiction:** County  
**Size of Tract:** 1.23 acres  
**Accessibility:** Access is via Granville Connor Rd., a local street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Additional residential lot                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This residential site is within an older rural residential area that has developed under Agricultural zoning and has seen more intensive residential development under RA and PR zones in recent years.

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

**Street:** 505 Granville Connor Rd  
**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.):

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,.

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 W Emory Rd. is also developed with residential uses.
- 3. Several properties along the north side of Granville Connor Rd. are zoned PR and RA and 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 only 1.2 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 effects of this proposal on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan, designates this site for LDR (Low Density Residential) uses. RA zoning is consistent with the sector plan proposal.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE RA (Low Density Residential)

Date of Approval:

4/9/2009

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:

5/26/2009

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: