

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-J-04-RZ **Related File Number:** 4-E-04-SP
Application Filed: 3/9/2004 **Date of Revision:**
Applicant: KEVIN LYNN WILSON
Owner:

PROPERTY INFORMATION

General Location: Northeast side Solway Rd., northwest of George Light Rd.
Other Parcel Info.:
Tax ID Number: 89 130 **Jurisdiction:** County
Size of Tract: 2.55 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Property was zoned PC in 2001.
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): A (Agricultural) is a logical extension of zoning from the south and east and will allow rural residential use of this parcel, consistent with surrounding land uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Agricultural zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Agricultural zoning is a logical extension of zoning from the south and east.
3. The requested zoning will allow the proposed rural residential use of the site, consistent with the surrounding area.

THE EFFECTS OF THE PROPOSAL
1. Water utilities are available to serve the site. Sanitary sewer is not available at the site, but it is in the area. The site would likely be served by a septic system.
2. The request will have no impact on schools and very little impact on streets.
3. The surrounding properties will not be negatively impacted by this proposal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment, the requested zoning is consistent with the Northwest County Sector Plan.
2. The property is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request will not likely generate any future requests for Agricultural zoning in the immediate area.

If approved, these items will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 4/8/2004 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: 5/24/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: