# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:	4-J-09-RZ	Related File Number:
Application Filed:	3/10/2009	Date of Revision:
Applicant:	SOUTH HEIGHTS, ARTELLA SUBDIVISION/MPC	

#### PROPERTY INFORMATION

General Location:	North side Artella Dr., north and south sides of Marmor Dr., and east and west sides of Fontaine Rd. and Randonell Rd.		
Other Parcel Info.:			
Tax ID Number:	123 O A 032,33,34,35,36,37,38 OTHER: 123OE006,7,8,9, Jurisdiction: County		
Size of Tract:	22 acres		
Accessibility:	Access is via Randonell Rd., Marmor Dr., and Fontaine Rd., all local streets with 26' pavements within 50 rights-of-way.		

#### GENERAL LAND USE INFORMATION

Existing Land Use:	Residences		
Surrounding Land Use:			
Proposed Use:	Same as existing		Density:
Sector Plan:	South County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	These lots are part of the residential subdivisions that have developed in the area under RB and Agricultural 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)
Former Zoning:	
Requested Zoning:	RAE (Exclusive Residential)
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	None noted

### PLAN INFORMATION (where applicable)

**Current 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.:

	MP	C ACTION AND DISPOSITI	ON
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 uses permitted under the Agricultural zone. The RB zoned portion of this subdivision was recommended for RAE zoning at the March 2009 MPC meeting.		
Comments:	<ul> <li>March 2009 MPC meeting.</li> <li>REZONING REQUIREMENTS:</li> <li>NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR IN THE COUNTY GENERALLY:</li> <li>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.</li> <li>2. The RAE zoning is compatible with the scale and intensity of the current surrounding land uses and zoning pattern.</li> <li>3. RAE rezoning of the subject area would not create any non-conforming established uses.</li> <li>CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:</li> <li>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.</li> <li>2. The area is appropriate for development allowed under RAE zoning.</li> <li>THE EFFECTS OF THE PROPOSAL:</li> <li>1. Public water and sewer utilities are available to serve the site.</li> <li>2. The proposal will have no impact on schools.</li> <li>3. The proposed rezoning to RAE will have minimal impact on vehicular traffic.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:</li> <li>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.</li> <li>2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth</li> </ul>		
Action:	Policy Plan map. Approved		Meeting Date: 4/9/2009
Details of Action:			
Summary of Action:	Recommend that County Commission APPROVE RAE (Exclusive 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: