

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 4-M-06-RZ **Related File Number:**
Application Filed: 3/10/2006 **Date of Revision:**
Applicant: C & C PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Salem Church Rd., south of Brownlow Rd.
Other Parcel Info.:
Tax ID Number: 19 095,09501,09503 **Jurisdiction:** County
Size of Tract: 17.51 acres
Accessibility: Access is via Salem Church Rd., a local street with pavement widths of 16' to 17' within a 40' right-of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in a rural area with some low density development and zoned A, RA, CB and A Agricultural.

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

Street: 4846 Salem Church Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and CB (Business and Manufacturing)
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:

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: Ken Pruitt

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

Staff Recomm. (Full): RA zoning is consistent with other zoning and low density residential development noted in the area. Prior to final plat approval, Salem Church Rd will need to be widened to a 18' to 20' section back to Hill Rd. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties and subdivisions in the immediate area are zoned RA.
3. The RA zoning will allow the parcel to be subdivided into lots of no less than 10,000 square feet with sewer.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
2. Maximum development under RA zoning would yield approximately 55 lots, add approximately 36 school aged children to area schools, and add 5550 vehicle trips per day to area roads. Salem Church Rd. should be widened to an 18' to 20' pavement section to Hill Rd prior to a final plat for this development being approved.
3. The proposal is compatible with other RA and PR zoning and development in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RA or other residential zoning in the area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the property's proposed subdivision layout will have to be submitted to MPC for approval.

MPC Action: Approved MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 5/11/2006 Date of Denial: Postponements: 4/13/2006

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/26/2006 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: