

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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www.knoxmpc.org

File Number: 4-X-04-RZ **Related File Number:**
Application Filed: 3/8/2004 **Date of Revision:**
Applicant: VICTOR JERNIGAN
Owner:

PROPERTY INFORMATION

General Location: East side Washington Pike, north of Edmondson Ln.
Other Parcel Info.:
Tax ID Number: 49 L A 13, 14 **Jurisdiction:** County
Size of Tract: 0.9 acre
Accessibility: Current access to these properties is via Washington Pike, a minor arterial street with 50' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Develop with adjoining residential subdivision **Density:** 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with residential uses under RA and A zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, extension of PR from the north and east.
History of Zoning: MPC approved a sector plan amendment to LDR and PR zoning on the 17-acre property to the east on 6/12/03 (6-E-02-RZ/6-A-02-SP).

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 PR (Planned Residential) zoning.
APPROVE a density of 1 to 5 du/ac.

Staff Recomm. (Full): PR is a logical expansion of zoning from the east and north and is compatible with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Zoning these two parcels PR will allow them to be combined with the adjacent PR zoned property for one development.
2. PR is an expansion of existing zoning and will be compatible with the scale and intensity of the surrounding development and zoning pattern.
3. PR zoning will require use on review approval from MPC prior to any development of the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have a minimal impact on schools and streets.
3. The impact to adjacent properties is minimal because the proposal is a small expansion of already existing PR zoned property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes agricultural / rural residential uses for this property. The adjacent property to the north and east is designated for low density residential uses, consistent with this request. The low density residential use of the subject property would be a logical extension from the north and east.
2. This site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request should not necessarily generate any future requests for PR zoning in the immediate area, as most properties are either already developed with and/or zoned for residential uses.

If approved, this item 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 PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

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: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: