

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: 5-B-07-RZ
Application Filed: 4/11/2007
Applicant: ERIC J. SALAGE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side S. Gallaher View Rd., north of Highlark Ln.
Other Parcel Info.:
Tax ID Number: 133 021 **Jurisdiction:** County
Size of Tract: 1.1 acres
Accessibility: Access is via S. Gallaher View Rd., a two lane, major collector street with 19' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two residences
Surrounding Land Use:
Proposed Use: Residential subdivision of three lots **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located within an established residential development area that has occurred under PR and Agricultural.

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

Street: 769 S. Gallaher View 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 for this site, but adjoining property was rezoned PR for residential development.

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.):

APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full):

RA zoning is compatible with surrounding residential uses and PR zoning. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
- 2. There are residential subdivisions in the area that have been developed under RA and PR zoning.
- 3. RA zoning will allow approval of subdivision of the property into two or three lots, which would be compatible with surrounding residential uses.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. The site has two residences on it, and the development of a third dwelling would not substantially impact the area.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

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 PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan map.

Upon final approval of the rezoning, the developer will be required to submit a final subdivision plat of the property.

MPC Action:

Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

5/10/2007

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:

6/25/2007

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: