

# 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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Knoxville, Tennessee 37902  
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**File Number:** 5-B-09-RZ                      **Related File Number:**  
**Application Filed:** 3/31/2009              **Date of Revision:**  
**Applicant:** RALPH SMITH / PROFESSIONAL LAND SURVEY

### PROPERTY INFORMATION

**General Location:** Northeast of Brackett Rd., northwest of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 20 126.02,128                      **Jurisdiction:** County  
**Size of Tract:** 1.62 acres  
**Accessibility:** Access is via Brackett Rd., a local street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Additional residential lot                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of scattered single family residential and subdivision development that has occurred in the area under A, RA and PR 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:** RA (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### 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.):

Recommend that County Commission APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full):

RA zoning is compatible with the scale and intensity of surrounding development and zoning in the area. The proposed RA zoning is consistent with the sector plan proposal of Low Density Residential uses for the area, and the site is within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. The proposed RA zone is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
- 2. The majority of the surrounding area north of E. Emory Rd. is also developed with residential uses.
- 3. Several properties along the west side of Brackett Rd. are zoned RA and developed with residential uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. RA is the most common residential zone for smaller parcels in Knox County. The zoning district provides for residential areas with low population densities. The minimum lot size is 10,000 square feet, when sewer service is available.
- 2. The subject parcels include only 1.6 acres and are appropriate for the requested RA zoning.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The effects of this proposal on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan designates this site for LDR (Low Density Residential) uses. RA zoning is consistent with the sector plan proposal.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 5/14/2009

Details of MPC action:

Summary of MPC action:

Recommend the Knox County Commission APPROVE RA (Low Density Residential)

Date of MPC Approval:

5/14/2009

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:

6/22/2009

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:**