# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-C-04-RZ Related File Number:

Application Filed: 4/2/2004 Date of Revision:

Applicant: KRISTOPHER KITTS

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

# **PROPERTY INFORMATION**

General Location: Northwest side Cunningham Rd., southwest side Spurlin Rd., northeast side Mash Ln.

Other Parcel Info.:

**Tax ID Number:** 47 E A 017 **Jurisdiction:** County

Size of Tract: 1.7 acres

Accessibility: Access is via either Cunningham Rd., a major collector street with 40' of right of way and 19' of

pavement width, or via Spurlin Rd., a local street with 40' of right of way and 19' of pavement width. Access could also be gained from Mash Ln., a local street with 30' of right of way and 17' of pavement

width.

#### GENERAL LAND USE INFORMATION

Existing Land Use: One residence

**Surrounding Land Use:** 

Proposed Use: Single family dwellings Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** This area has been developed with residential dwellings under RA and A zoning.

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

Street: 7103 Spurlin 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:** Yes, extension of RA from the south and west.

**History of Zoning:** None noted for this property. Other nearby properties have been rezoned RA in the past.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

1/31/2007 01:07 PM Page 1 of 3

**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 RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern

and is consistent with previous rezonings in the area and with the sector plan designation.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. Other properties in the immediate area have been rezoned RA in the past for the purpose of

subdividing into smaller residential lots.

2. RA zoning is compatible with the surrounding development and zoning pattern.

3. RA is an extension of zoning from the south and west and is consistent with the sector plan

designation.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. This request will have a minimal impact on schools and streets.

3. The proposed RA zoning will allow the parcel to be subdivided into 10,000 square foot lots, which

would have a minimal impact on surrounding properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes low density residential uses for this property, consistent with the proposal.

2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

3. Staff would anticipate that there may be future requests for RA or other residential zoning in this

area, consistent with the sector plan proposal for this area.

If approved, this item will be forwarded to Knox County Commission for final action on June 28, 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 the County.

MPC Action: Approved MPC Meeting Date: 5/13/2004

APPROVE RA (Low Density Residential) zoning, with a condition: **Details of MPC action:** 

No more than two parcels with two dwelling units may be located on the subject property.

**Summary of MPC action:** APPROVE RA (Low Density Residential) subject to the condition that no more than two parcels with two

dwelling units may be located on the subject property

Date of MPC Approval: 5/13/2004 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: 6/28/2004 Date of Legislative Action, Second Reading:

**Ordinance Number:** Other Ordinance Number References:

1/31/2007 01:07 PM Page 2 of 3

<b>Disposition of Case:</b> Approved	Disposition of Case, Second Reading:
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If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:07 PM Page 3 of 3