

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-C-08-RZ                      **Related File Number:**  
**Application Filed:** 3/25/2008              **Date of Revision:**  
**Applicant:** GERALD B. SWEENEY

### PROPERTY INFORMATION

**General Location:** South side Dutchtown Rd., east side Manis Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 127                      **Jurisdiction:** County  
**Size of Tract:** 30000 square feet  
**Accessibility:** Access is via Dutchtown Rd., a minor arterial street that is currently being improved to 4 lanes within 60-65' of right of way, or Manis Ln., a local street with 26' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area is developed mainly with residential uses under various residential zones. Webb School is located just south and west of the site.

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

**Street:** 9704 Dutchtown 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 north  
**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:** Michael Brusseau

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

**Staff Recomm. (Full):** RA is an extension of zoning from the north, is compatible with surrounding development and is consistent with the sector plan proposal for the 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. There are other low density residential developments in the vicinity of this site, zoned PR, RA and RB.
3. With connection to sanitary sewer, the requested RA zoning will allow the approximately 30,000 square foot property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into up to 3 lots for residential development.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. The site's topography map (attached) shows what may be two sinkholes on the site, which may restrict the developable area, as well as the number of lots that will be possible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

**MPC Action:** Approved

**MPC Meeting Date:** 5/8/2008

**Details of MPC action:**

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

**Date of MPC Approval:** 5/8/2008

**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:** 6/23/2008

**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:**