

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-L-06-RZ **Related File Number:**
Application Filed: 4/6/2006 **Date of Revision:**
Applicant: WILLIAM AND PATRICIA STARRIT
Owner:

PROPERTY INFORMATION

General Location: South side W. Governor John Sevier Hwy., east of W. Dick Ford Ln.
Other Parcel Info.:
Tax ID Number: 137 144 **Jurisdiction:** County
Size of Tract: 1.64 acres
Accessibility: Access is via W. Governor John Sevier Hwy., a two lane minor arterial street with 45' of pavement within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Subdivide for residential development **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is in an area of scattered single family housing that has developed under A and RB zoning.

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

Street: 618 W Governor John Sevier Hwy
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

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: Ken Pruitt

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

Staff Recomm. (Full): RA zoning is compatible with surrounding residential uses and A and RB zoning. The sector plan proposes low density residential use for this 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 numerous low density residential subdivisions in the vicinity of this site, zoned RA, RB and PR.
3. The RA zoning will allow the 1.6-acre 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 5 lots for single family residential development. Any square footage that is used only for access, such as an easement, does not count toward the minimum lot size requirements. Duplexes require use on review approval from MPC within the RA zoning district. With the exception of the duplex currently located on this site, there are no apparent duplexes in the immediate vicinity of this site.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South 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 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. The proposed duplexes will require use on review approval from MPC.

MPC Action: Approved MPC Meeting Date: 5/11/2006

Details of MPC action:

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

Date of MPC Approval: 5/11/2006 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: 6/26/2006 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: