

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-O-07-RZ

Related File Number:

Application Filed: 4/5/2007

Date of Revision:

Applicant: DAVID POWELL

PROPERTY INFORMATION

General Location: Southeast side Creekhead Dr., west of Helmbolt Rd.

Other Parcel Info.:

Tax ID Number: 106 B A 022

Jurisdiction: City

Size of Tract: 2.6 acres

Accessibility: Access is via Creekhead Dr., a local street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two residences and outbuildings

Surrounding Land Use:

Proposed Use: Detached residential

Density:

Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential and Slope Protection

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with residential uses under A-1, R-1 and RP-1 zoning.

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

Street: 6110 Creekhead Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: R-1 (Low Density Residential)

Previous Requests: None noted

Extension of Zone: Yes, extension R-1 from the southeast

History of Zoning: None noted for this site. However, other A-1 zoned properties in the area have been rezoned to R-1 over the years.

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 R-1 (Low Density Residential) zoning.

Staff Recomm. (Full): R-1 is an extension of zoning from the southeast, is compatible with surrounding development and zoning and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. R-1 is an extension of zoning from the southeast. There are other properties in the area that are zoned R-1 or RP-1 for residential development.
2. R-1 is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. R-1 zoning will allow low density detached residential uses, consistent with the sector plan and One Year Plan proposals for the site.
4. Other A-1 zoned properties in the area have been rezoned to R-1 over the years to allow further subdividing of lots.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the development.
2. The applicant's requested zoning will allow the proposed subdivision of the parcel to create separate lots for each dwelling currently located on the site, as proposed. The minimum lot size permitted in the R-1 zone is 7,500 square feet.
3. The impact to surrounding properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Northwest County Sector Plan and the City of Knoxville One Year Plan propose low density residential uses for this site, consistent with the proposal.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth Area (within the City Limits of Knoxville).
3. This proposal could lead to future requests for R-1 zoning in the area, on properties that are currently zoned A-1.

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: R-1 (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: Knoxville City Council

Date of Legislative Action: 6/5/2007

Date of Legislative Action, Second Reading: 6/19/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: