

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-P-06-RZ **Related File Number:**
Application Filed: 4/12/2006 **Date of Revision:**
Applicant: WAYNE TIPTON
Owner:

PROPERTY INFORMATION

General Location: Southeast side Creekhead Dr., northwest side Helmbolt Rd.
Other Parcel Info.:
Tax ID Number: 106 B A 021 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is via Creekhead Dr., a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family dwellings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within a low density residential development area that has occurred under R-1,RP-1 and A-1 zones.

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

Street: 6300 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 (Single Family Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has been rezoned to RP-1 and R-1 in recent years.

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 R-1 (Single Family Residential) zoning

Staff Recomm. (Full):

R-1 zoning is compatible with surrounding residential uses and zoning. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A-1, R-1, RP-1 zoning.
2. R-1 is consistent with the surrounding residential uses that includes subdivision development under RP-1 zoning. The subject property is expected to be subdivided for residential use,
3. R-1 zoning will require MPC subdivision approval for any development of the property beyond one dwelling. During this review, potential issues such as traffic, drainage, access, topography, lot layout, density and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. R-1 zoning will permit the subdivision of the site into 7,500 sq. ft. lots.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area (inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for R-1 or RP-1 zoning in this area.

MPC Action:

Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action:

R-1 (Single Family 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:

Knoxville City Council

Date of Legislative Action:

9/26/2005

Date of Legislative Action, Second Reading: 6/20/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other": Postponed 6/6, 6/20, 7/5, 7/18, 8/29

If "Other":

Amendments:

Amendments:

Withdrawn

Date of Legislative Appeal:

Effective Date of Ordinance:

