

# 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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Knoxville, Tennessee 37902  
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**File Number:** 5-Q-06-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2006              **Date of Revision:**  
**Applicant:** PAUL BEELER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Pineway Cir., southeast side Rifle Range Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 L A 001,12527,12528,12529    **OTHER:** 058IC001              **Jurisdiction:** City  
**Size of Tract:** 16.7 acres  
**Accessibility:** Access is via Pineway Cir., a local deadend street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is located on the north side of Knoxville within a residential area that has developed under R-1, RP-1 and PR zones.

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

**Street:** 1007 Pineway Cir.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential) and RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** A-1 (General Agricultural)  
**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 A-1 (General Agricultural) zoning

Staff Recomm. (Full):

A-1 zoning of this acreage is compatible with surrounding residential uses. The sector plan proposes low density residential development of this property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The A-1 zoning is compatible with the scale and intensity of the surrounding residential land uses and zoning pattern.
2. The site is surrounded by residential and related uses zoned RP-1 and R-1. Agricultural uses on this 8 acre site are compatible with the established and permitted uses allowed under RP-1 and R-1 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. A-1 zoning will allow the applicant to retain his RV shed, which exceeds the R-1 accessory building height requirements but would be permitted in the A-1 zone and allow future construction of a shed for his tractor without having to obtain a variance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested A-1 zoning is consistent with the City of Knoxville One-Year Plan which allows A-1 zoning within defined LDR areas.
2. The North City Sector Plan proposes low density residential uses and slope protection and stream protection for this site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 5/11/2006

Details of MPC action:

Summary of MPC action:

A-1 (k) (General Agricultural) subject to the condition of no farm animals

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:

6/6/2006

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

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:

