

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: 6-A-04-RZ **Related File Number:**
Application Filed: 4/16/2004 **Date of Revision:**
Applicant: ROY M. CLAIBORNE
Owner:

PROPERTY INFORMATION

General Location: Northeast end Todd Ln., northwest of Schaad Rd.
Other Parcel Info.:
Tax ID Number: 79 G A 008 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Todd Ln., a local street with 14' of pavement width within 15 to 30' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two single family dwellings
Surrounding Land Use:
Proposed Use: Subdivide for two dwellings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR and Slope, Stream Protection
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: Todd Lane has been developed with residential uses under A and RA zoning.

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

Street: 6730 Todd Ln
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 southwest.
History of Zoning: None noted for this property. Property to the east has been rezoned to PR recently.

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: Michael Brusseau

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

Staff Recomm. (Full): RA is a logical extension of zoning from the southwest and is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties in the immediate area have been rezoned from Agricultural to RA and PR in recent years.
3. Condominiums are being developed to the east at an approximate density of 5 du/ac.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools. If the subject property is subdivided, a right of way dedication of 25 feet from the centerline of Todd Ln. may be required as part of the platting process. The RA zone will allow the subdivision of the property into minimum 10,000 square foot lots.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

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 may generate future requests for low density residential zoning in this area, consistent with the sector plan proposal for low density residential along Todd Ln.

MPC Action: Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

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

Date of MPC Approval: 6/10/2004

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: 7/26/2004

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

