

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: 6-D-01-RZ **Related File Number:**
Application Filed: 5/2/2001 **Date of Revision:**
Applicant: ELIJAH AND SHIRLEY M. TURPIN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Bell Rd., southeast side Brackett Rd.
Other Parcel Info.:
Tax ID Number: 20 100.11 **Jurisdiction:** County
Size of Tract: 1.3 acres
Accessibility: Access is via Bell Rd., a major collector street with 55-65' of right of way and 20' of pavement width, or via Brackett Rd., a local street with 50' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is rural in character.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
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: MAB

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

Staff Recomm. (Full): RA zoning will allow development that is compatible with the development allowed under the PR zoning to the north and south.

Comments: The Northeast County Sector Plan proposes low density residential uses for this site. The site is too small to be considered for PR zoning. The Hallsdale-Powell Utility District reports that sewer is available in the vicinity of the site and that the property owner will be responsible for the cost of line extensions that are needed to serve the parcel. RA zoning will allow the property to be subdivided into no more than 5 single family lots if connected to sewer. Only 2 lots would be permitted if septic disposal is used.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

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

Date of MPC Approval: 6/14/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 7/23/2001

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: