

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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www.knoxmpc.org

File Number: 6-E-01-RZ
Application Filed: 5/2/2001
Applicant: GARY HOWE
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side Bayless Ln., southeast of W Beaver Creek Dr.
Other Parcel Info.:
Tax ID Number: 67 34.01 **Jurisdiction:** County
Size of Tract: 2.5 acres
Accessibility: Access is via Bayless Lane, a local dead-end street with 15' to 17' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 4 residential lots **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential and church and related uses that have developed within RA, A and OB zones.

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

Street:
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: No
History of Zoning: None noted for this site, but other surrounding property in the area has been rezoned OB and developed with a church and missionary college.

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:

KP

Staff Recomm. (Abbr.):

APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full):

RA zoning is consistent with surrounding religious and residential uses and OB, RA, and PR zoning. The sector plan proposes low density residential use for this site.

Comments:

Portions of the Bayless Lane pavement are less than 18' wide, which is substandard for intensive residential development. This right-of-way only serves 16 parcels and can't be extended because of the steepness of Beaver Ridge to the south. Some improvement to Bayless Lane, however, may still be required with any subdivision proposal for the subject property, either by the property owner, or with participation from Knox County.

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: