

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-G-06-RZ **Related File Number:**
Application Filed: 5/11/2006 **Date of Revision:**
Applicant: BEVERLY LINKOUS
Owner:

PROPERTY INFORMATION

General Location: North side Windham Pointe Ln., north of Willowcreek Pointe Ln.
Other Parcel Info.:
Tax ID Number: 78 P J 010, 011 **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility: Access is via Windpointe Ln., a dead-end local street with 26' of pavement within a a50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: To be allowed to keep a horse **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is at the north end of a single family subdivision zoned PR and south of Beaver Creek.

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

Street: 7059 Windham Pointe Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) and F (Floodway)
Former Zoning:
Requested Zoning: A (Agricultural) and F (Floodway)
Previous Requests: Part of property was zoned PR in 2003. (6-B-03-RZ)
Extension of Zone: Yes
History of Zoning: Property was zoned PR in 2003 for residential subdivision development. (6-B-03-RZ)

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 (Agricultural) limited to two horses for personal use, and F (Floodway)

Staff Recomm. (Full): Agricultural and Floodway zoning are consistent with the flooding constraints of this property, while allowing it to be used for a horse pasture. The sector plan proposes low density residential use and stream protection for this site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The A zoning limited to two horses for personal use is compatible with the scale and intensity of the surrounding residential and open space land uses and zoning pattern.
2. The site is surrounded by residential and open space zoned PR, A and F. Agricultural uses on this 7 acre site are compatible with the established and permitted uses allowed under PR, A and F 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 zoning will allow the applicant to keep two horse's on the site, with the recommended conditions.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The requested A zoning is consistent with the Northwest County Sector Plan .
2. The Northwest County Sector Plan proposes low density residential uses and stream protection for this site.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural) limited to two horses for personal use, and F (Floodway)

Date of MPC Approval: 6/8/2006 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: 7/24/2006 Date of Legislative Action, Second Reading: 12/20/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Postponed Disposition of Case, Second Reading: Approved

If "Other": Postponed 7/24, 8/28, 9/25, Oct, , 11/20 If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: