

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-07-RZ **Related File Number:**
Application Filed: 5/3/2007 **Date of Revision:**
Applicant: CREEKSTONE, LLC

PROPERTY INFORMATION

General Location: North side Strawberry Plains Pike, west of S. Molly Bright Rd.
Other Parcel Info.:
Tax ID Number: 73 172 **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial street with 25' of pavement width within 100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling and vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A and RA zoning. There are a few commercial uses in the area zoned CA, CB and PC.

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

Street: 8219 Strawberry Plains Pike
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, property to the west was rezoned to RA in 2004 (12-I-04-RZ)
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Kelley Schlitz

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

Staff Recomm. (Full): RA zoning is compatible with the surrounding development and zoning. The sector plan proposes low density residential uses for this site. The adjoining property to the west was approved for RA zoning in 2004 (12-I-04-RZ).

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. The property adjoins an existing subdivision that was developed under RA zoning.

THE EFFECTS OF THE PROPOSAL
1. Public utilities are available to serve the site.
2. The RA zoning will allow the 12 acre site to be subdivided into lots of no less than 10,000 square feet in size with sewer.
3. The proposal is compatible with the surrounding residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The East County Sector Plan proposes low density residential uses for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and final plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

MPC Action: Approved MPC Meeting Date: 6/14/2007

Details of MPC action:

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

Date of MPC Approval: 6/14/2007 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: 7/23/2007 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: