CASE SUMMARY

APPLICATION TYPE: REZONING



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www•knoxmpc•org

File Number:6-I-05-RZApplication Filed:5/10/2005Applicant:ROBERT A. EMERYOwner:Comparison

PROPERTY INFORMATION

General Location:	East side Triplett Ln., north of Redmont Ln.		
Other Parcel Info.:			
Tax ID Number:	132 020	Jurisdiction:	County
Size of Tract:	1.79 acres		
Accessibility:	Access is via Triplett Ln., a local street with 20' of pavement within a 50' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Subdivide the property into three lots		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This site is part of a single family area that has developed under RA, RAE and A zoning.		

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

148 Triplett Ln

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:	Yes
History of Zoning:	None noted for this site, but surrounding property has been rezoned to RA and RAE for residential subdivision development.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITION	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE RA (Low Density Residential) zoning		
Staff Recomm. (Full):	RA zoning is consistent with surrounding residential zoning and development. The sector plan proposes low density residential use for this site.		
Comments:	 Other properties zoning. RA zoning is com pattern and the site 	FICATION FOR THE PROPOSAL in the immediate area are developed wit apatible with the scale and intensity of the 's location on Triplett Ln., a local street. ermit subdivision of this parcel for an add	e surrounding development and zoning
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available in the area to serve the site. Any RA zoning development is limited to low density uses not exceeding 5 units per acre. The RA zoning is compatible with the surrounding RA and RAE zonings and residential uses on adjacent properties. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The Southwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. This request may generate similar requests for RA or other residential zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan. 		
MPC Action:	Approved		MPC Meeting Date: 6/9/2005
Details of MPC action:			
Summary of MPC action:	APPROVE RA (Low Density Residential)		
Date of MPC Approval:	6/9/2005	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:	7/25/2005	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: