

# 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-V-06-RZ                      **Related File Number:**  
**Application Filed:** 5/8/2006              **Date of Revision:**  
**Applicant:** SADDLEBROOK DEVELOPMENT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Popejoy Rd., southeast of Bluegrass Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 127 AND 154CD019    **OTHER:** (PORTIONS ZONED A    **Jurisdiction:** County  
**Size of Tract:** 1.2 acres  
**Accessibility:** Current access is via Popejoy Rd., a local deadend street with 40' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One residence  
**Surrounding Land Use:**  
**Proposed Use:** Two residences    **Density:**  
**Sector Plan:** Southwest County    **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is surrounded by existing and developing residential subdivisions that are zoned PR at up to 4 du/ac.

### 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:** Adjacent property was zoned PR in Nov. 2005 (10-E-05-RZ).  
**Extension of Zone:** Not an extension of RA, but site is surrounded by PR residential zoning.  
**History of Zoning:** None noted for this property, but all other surrounding property has been rezoned to PR in recent years. The remainder of this site was zoned PR at 1-3 du/ac in November 2005 (10-E-05-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:** Michael Brusseau

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

**Staff Recomm. (Full):** RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for the property.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The site is surrounded by PR zoned property at up to 4 du/ac.
3. The RA zoning will allow the 1.2-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into up to 5 lots for residential development.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 final plat prior for further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

**MPC Action:** Approved

**MPC Meeting Date:** 6/8/2006

**Details of MPC action:**

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

**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:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

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**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**