CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:7-E-04-RZApplication Filed:6/7/2004Applicant:BRIAN WINSTEADOwner:Comparison

PROPERTY INFORMATION

General Location:	East side Burris Rd., south of N. Ruggles Ferry Pike		
Other Parcel Info.:			
Tax ID Number:	62 C A 012	Jurisdiction:	County
Size of Tract:	1.93 acres		
Accessibility:	Access is via Burris Rd., a local street with 17' of pavement width within 40-45' of right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Residence

 Surrounding Land Use:
 Density:

 Proposed Use:
 Subdivide parcel into tots
 Density:

 Sector Plan:
 East County
 Sector Plan Designation:
 Low Density Residential

 Growth Policy Plan:
 Planned Growth Area
 This area is developed with residential uses under A and RA zoning.

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

618 Burris Rd.

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:A (Agricultural)Former Zoning:Requested Zoning:Requested Zoning:RA (Low Density Residential)Previous Requests:None notedExtension of Zone:Yes, extension of RA from the westHistory of Zoning:None noted

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.:

	MP	C ACTION AND DISPOSIT	ION	
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	APPROVE RA (Low Density Residential) zoning.			
Staff Recomm. (Full):	RA is a logical extension of zoning from the west and is compatible with surrounding development and zoning.			
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. RA is a logical extension of zoning from the west. 3. The RA zoning will allow the 1.93 property to be subdivided into two lots, as proposed by the applicant. The Agricultural zone requires a minimum lot size of 1 acre, which can not be obtained on this lot, if subdivided into two lots. 			
	THE EFFECTS OF THE PROPOSAL 1. Public water and sewer utilities are available to serve the site. 2. This proposal will have no impact on schools and minimal impact on the street system. 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.			
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The East County Sector Plan proposes low density residential uses for the site, consistent with the proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Grow 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. 			
MPC Action:	Approved		MPC Meeting Date: 7/8/2004	
Details of MPC action:				
Summary of MPC action:	APPROVE RA (Low Density Residential)			
Date of MPC Approval:	7/8/2004	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:	8/23/2004	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: