

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: 7-G-06-RZ **Related File Number:**
Application Filed: 5/26/2006 **Date of Revision:**
Applicant: SONYA Y. HUTTON - PIERCE PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Copeland Dr., northeast side Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 46 200 **Jurisdiction:** County
Size of Tract: 2.9 acres
Accessibility: Access is via E. Copeland Dr., a major collector street with 19' of pavement width within 50' of right of way or Heiskell Rd., a minor arterial street with 21' of pavement width within 50-60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family residence
Surrounding Land Use:
Proposed Use: Subdivide for additional single family dwellings **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with residential uses under A and RA zoning. There is some CA commercial zoning to the west where a daycare business is located.

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

Street: 102 E Copeland Dr
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, extension of RA from the north and west
History 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:

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 the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

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. There is a substantial amount of low density residential development in the vicinity of this site, zoned PR and RA.
3. The applicant wishes to subdivide the parcel into 6 or fewer lots for single family residential development. The requested RA zoning would allow the 2.9-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 12 lots for residential development, subject to providing sanitary sewer and a legal means of access to each lot. The minimum lot size is 20,000 square feet with no sewer, subject to approval by the Knox County Health Department. Any square footage that is used only for access, such as an easement, does not count toward the minimum lot size requirements.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. The impact of this proposal to schools and the street system will depend on the number of lots proposed.
3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Heiskell Rd. and E. Copeland Dr., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 44 feet from the centerline of the right of way in this section of Heiskell Rd. and 30 feet from the centerline of E. Copeland Dr.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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 to 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: 7/13/2006

Details of MPC action:

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

Date of MPC Approval: 7/13/2006

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: 8/28/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: