CASE SUMMARY

APPLICATION TYPE: REZONING

File Number:	8-D-05-RZ	**Related File Number:**	
Application Filed:	7/13/2005	**Date of Revision:**	
Applicant:	ROSEMARIE BOROWSKI		
Owner:			

PROPERTY INFORMATION

General Location: Southeast side Nixon Rd., southwest of Sevierville Pike

Other Parcel Info.:

Tax ID Number: 124 180 PART   OTHER: MAP ON FILE. **Jurisdiction:** City

Size of Tract: 2 acres

Accessibility: Access is via Nixon Rd., a local street wit 15' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Residence **Density:**

Sector Plan: South County **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within a rural undeveloped area zoned A and A-1 Agricultural.

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

Street: 404 Nixon Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: R-1 (Single Family Residential)

Previous Requests: Yes when annexed into the City of Knoxville

Extension of Zone: No

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: Ken Pruitt

Staff Recomm. (Abbr.):   APPROVE R-1 (Single Family Residential) zoning

Staff Recomm. (Full):   R-1 zoning will allow a residence to be built on this site in a manner similar to other residences noted in the area. The sector plan and One Year Plan propose low density residential use and slope protection for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. R-1 zoning is needed to allow residential use of this 2 acre site in a manner consistent with that permitted on the adjacent property to the east, which is zoned Agricultural in the county. The City's A-1 zone requires a ten acre minimum lot size for residential development, which is much greater than the county's A zone minimum of 1 acre.
2. Other properties in the immediate area are developed with residential uses under A zoning.
3. R-1zoning will require MPC approval of a subdivision of the site to allow any additional development of the property beyond one residence.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area, but may not be extended to serve the site.
3. R-1 zoning permits more intense development consideration of the site through the subdivision process, The minimum lot size on septic tank would be 20,000 square feet .

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. R-1 zoning is consistent with the adopted sector plan proposal for low density residential uses and slope protection on this site
2. The site is located in the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for R-1 zoning based on the adopted sector plan's recommended low density residential land use.

MPC Action: Approved   **MPC Meeting Date:**   8/11/2005

Details of MPC action:

Summary of MPC action: approval of R-1 (Single Family Residential) zoning

Date of MPC Approval: 8/11/2005   **Date of Denial:**   **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐   **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/13/2005   **Date of Legislative Action, Second Reading:** 10/4/2005

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved   **Disposition of Case, Second Reading:**   Approved

If "Other":   **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**