

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: 8-H-04-RZ **Related File Number:**
Application Filed: 7/9/2004 **Date of Revision:**
Applicant: GERALD MARTIN GREEN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Maplegreen Ln., southeast of Bluegrass Rd.
Other Parcel Info.:
Tax ID Number: 154 037 **Jurisdiction:** County
Size of Tract: 1.65 acres
Accessibility: Access is via Maplegreen Ln., a local street with 16-18' of pavement width within 60' of right of way or Zimmerman Way, a private street with 10' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling
Surrounding Land Use:
Proposed Use: Two single family dwellings **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with rural and low density residential uses under A and RA zoning.

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

Street: 1625 Maplegreen Ln
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: 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: Michael Brusseau

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

Staff Recomm. (Full): RA zoning is compatible with surrounding land uses and zoning and is consistent with the sector plan designation.

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 zoning is located on two parcels to the east of the subject property, and the subdivision to the south was developed under RA zoning.
3. The RA zoning will allow the 1.65-acre property to be subdivided into two lots, as proposed by the applicant. The Agricultural zone requires a minimum lot size of 1 acre, which cannot be obtained on this lot, if subdivided into two lots.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have a minimal impact on schools and the street system. Future rezoning requests for low density residential development may call for the widening of Maplegreen Ln. to accommodate the additional growth.
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 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.

MPC Action: Approved MPC Meeting Date: 8/12/2004

Details of MPC action:

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

Date of MPC Approval: 8/12/2004 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: 9/27/2004 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: