

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): The recommendation is a minor adjustment of zoning lines to allow for adequate lot sizes to be developed under RA zoning. RA zoning is compatible with surrounding development, is consistent with the sector plan and is an extension of zoning from the north.

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 adjacent property to the south is proposed to be developed with single family dwellings at up to 3 du/ac under PR zoning.
3. The RA zoning will allow the subject property to be incorporated with the RA zoned site to the north and subdivided into lots of no less than 10,000 square feet in area if connected to sewer or 20,000 square feet with no sewer.

THE EFFECTS OF THE PROPOSAL

1. Public water is available in the area to serve this site. Sewer will have to be extended from the south 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 Northeast 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 Growth Policy Plan map.
3. This request may generate similar requests for residential zoning on properties in this area in the future, consistent with the sector plan proposal.

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: 8/11/2005

Details of MPC action:

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

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Withdrawn prior to publication?: **Action Appealed?:**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: Knox County Commission

Date of Legislative Action: 9/26/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: