# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number:8-T-05-RZApplication Filed:7/11/2005Applicant:COBIA PROPERTIESOwner:COBIA PROPERTIES

## Related File Number: Date of Revision:

400 Main Street Knoxville, Tennessee 37902 865•215•2500 FAX•215•2068 www•knoxmpc•org

## PROPERTY INFORMATION

General Location:	East side Bell Rd., south of Brackett Rd.		
Other Parcel Info.:			
Tax ID Number:	20 PORTIONS OF 101 OTHER: MAP ON FILE AT MPC Jurisdiction: County		
Size of Tract:	1 acre		
Accessibility:	Access to the RA zoned parcel is via Brackett Rd., a local street with 18' of pavement width within 50' of right of way or Bell Rd, a major collector street with 19' of pavement width within 60' of right of way.		

# GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant		
Surrounding Land Use:			
Proposed Use:	Residences	Density:	
Sector Plan:	Northeast County	Sector Plan Designation: Low Density Residential	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This area is largely undeveloped with a few rural residential dwellings. Surrounding zoning included RA. PR. I and A.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

# ZONING INFORMATION (where applicable)

PR (Planned Residential)	
RA (Low Density Residential)	
Adjacent property was approved for increased PR density on 1/13/05 (1-X-05-RZ).	
Yes	
Adjacent PR zoning at 1-3 du/ac was approved by MPC on 1/13/05 (1-X-05-RZ).	

# 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):	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:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pat</li> <li>2. The adjacent property to the south is proposed to be developed with single family dwellings at up</li> <li>3 du/ac under PR zoning.</li> <li>3. The RA zoning will allow the subject property to be incorporated with the RA zoned site to the no</li> <li>and subdivided into lots of no less than 10,000 square feet in area if connected to sewer or 20,000</li> <li>square feet with no sewer.</li> </ul>				
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>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.</li> <li>2. This proposal will have minimal impact on schools and the street system.</li> <li>3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties should be minimal.</li> </ul>				
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with the proposal.</li> <li>2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>3. This request may generate similar requests for residential zoning on properties in this area in the future, consistent with the sector plan proposal.</li> <li>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.</li> </ul>				
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: