

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: 9-A-02-RZ **Related File Number:**
Application Filed: 8/13/2002 **Date of Revision:**
Applicant: RUSS AMANNS
Owner:

PROPERTY INFORMATION

General Location: South side Cunningham Rd., east of Dry Gap Pike
Other Parcel Info.:
Tax ID Number: 47 E B 10 **Jurisdiction:** County
Size of Tract: 1.41 acres
Accessibility: Access is via Cunningham Rd., a major collector street with 22' to 23' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by single family housing that has developed within A and RA zones.

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

Street: 1716 Cunningham Rd.
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 for this site, but other properties in the area have been zoned RA in recent years.

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 RA (Low Density Residential) zoning

Staff Recomm. (Full): RA zoning is compatible with other residential zoning found in the area and with the area's established single family housing. The sector plan proposes low density residential use for this site

Comments:

A. Need and Justification for Proposal

1. This subject property is in an area of single family housing on large individual lots and within subdivisions. This proposal would allow this pattern to continue.

2. Properties in the surrounding area have been rezoned for development under RA zoning.

B. Effects of Proposal

1. The site is served by public water and sewer and has access to a minor collector street with 22' to 23' of pavement. This level of public services should not be severely impacted by this zone change. The maximum development of the site under RA would be six lots, add 60 vehicle trips per day for area roads, and add three children to the area schools.

2. RA zoning permits development that would be compatible with the scale and intensity of surrounding residential uses.

C. Conformity with the General Plan

1. Residential uses permitted by RA zoning will be compatible with the level of public services---utilities, roads and schools---available to the area.

2. The rezoning request is supported by the sector plan, which proposes low density residential for this property.

3. The area's established low-density residential pattern is appropriate for continued rezonings to RA and other zones that permit such development.

MPC Action: Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

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

Date of MPC Approval: 9/12/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 10/28/2002

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: