

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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www.knoxmpc.org

File Number: 9-B-07-RZ **Related File Number:**
Application Filed: 7/23/2007 **Date of Revision:**
Applicant: DAVID ALLEY, JR.

PROPERTY INFORMATION

General Location: Northwest side Strawberry Plains Pike, northeast of Corum Rd.
Other Parcel Info.:
Tax ID Number: 73 172.01 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Property is accessed by Strawberry Plains Pike, a two lane, minor arterial street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Detached residential **Density:**
Sector Plan: East County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developing with residential uses under RA zoning. This site is proposed for inclusion into the adjoining RA zoned subdivision.

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

Street: 8215 Strawberry Plains Pike
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 property in the area has been rezoned to RA recently. (6-G-07-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 the surrounding development and zoning. The sector plan proposes low density residential uses for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. This property and the adjoining site that was recently rezoned RA are proposed for subdivision development. (See Concept file 9-SA-07-C)

THE EFFECTS OF THE PROPOSAL

1. Public utilities are available to serve the site.
2. The RA zoning will allow the site to be subdivided into lots of no less than 10,000 square feet in size with sewer.
3. The proposal is compatible with the surrounding residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential uses for this site.
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.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and final plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

MPC Action:

Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

9/13/2007

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:

10/22/2007

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: