CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068 www•knoxmpc•org

File Number:	9-B-10-RZ
Application Filed:	7/15/2010
Applicant:	DAVID WELLS

PROPERTY INFORMATION

General Location:	Southwest side Catlett Rd., northwest of A	anridge Ln.
Other Parcel Info .:		
Tax ID Number:	130 157.08	Jurisdiction: County
Size of Tract:	1 acres	
Accessibility:	Access is via Catlett Rd., a local street with 19' of pavement width within 55' of right-of-way.	

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:		
Proposed Use:	Detached residence	Density:
Sector Plan:	Northwest County	Sector Plan Designation: Low Density Residential
Growth Policy Plan:	Planned Growth Area	
Neighborhood Context:	This area is developed with agricultural, rural and low density residential uses under A, RA and PR zoning.	

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

Street:

1127 Catlett 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:	Yes, extension of RA zoning from the northeast
History of Zoning:	None noted

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.:

	MP	C ACTION AND DISPOSITIO	N
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.		
Staff Recomm. (Full):	RA zoning allows uses compatible with the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.		
Comments:	 NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY: 1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area. 2. There are numerous RA and PR zoned subdivisions in the vicinity of the site. 3. The proposed RA zoning is consistent with the Northwest County Sector Plan proposal for the site. 		
	 RA zoning prov be defined and prov residential environ Based on the a If connected to 	btected from encroachment of uses not p ment. bove description, this site is appropriate sewer, the RA zone allows detached re ft. Without sewer, the minimum lot size	ation densities. These areas are intended to performing a function necessary to the
	 THE EFFECTS OF THIS PROPOSAL Public water and sewer utilities are available in the area, but may need to be extended to serve the site. The impact to the street system will be minimal. The proposed zoning is compatible with surrounding development, and the impact should be minimal. There is one house under construction on this one acre parcel. RA zoning will allow the property to be further subdivided into lots of less than one acre in size. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The Northwest County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area. 		
Action:	Approved		Meeting Date: 9/9/2010
Details of Action:			
Summary of Action:	APPROVE RA (Low Density Residential) zoning.		
Date of Approval:	9/9/2010	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:		
	LEGISL	ATIVE ACTION AND DISPOS	ITION

Legislative Body:

Knox County Commission

Date of Legislative Action, Second Reading:

Date of Legislative Action: 10/25/2010

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: