

CASE SUMMARY

APPLICATION TYPE: GENERAL 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-C-14-RZ **Related File Number:**
Application Filed: 7/29/2014 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: East and west sides of Parkridge Dr., north and south of Springplace Cir.
Other Parcel Info.:
Tax ID Number: 60 P C 017-022,025-029 **OTHER:** 060OA023-024, 060OC **Jurisdiction:** County
Size of Tract: 9 acres
Accessibility: Access is via Parkridge Dr., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The parcels that make up the subject property are developed with houses within Springplace subdivision, zoned RA and RB, with the exception of the subject parcels.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RA and RB residential zones
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is consistent with the sector plan and growth plan designations for the area and will bring the zoning into conformance with the established residential land uses.

Comments: Several months ago, MPC staff discovered that all or parts of the parcels within the subject area were zoned CB, despite being developed with residential uses within Springplace subdivision. Staff mailed out letters to all property owners within the subject area to inform them of the zoning conflict and determine whether there would be any opposition to a rezoning to RA zoning. As of July 29, 2014, when this general rezoning was initiated by MPC staff, there had been no objections received from any property owners involved. The current CB zoning does not allow residential development. Under CB zoning, there could be issues for property owners seeking to expand or rebuild a residential dwelling. Staff has determined that the CB zoning has been in place at least since 1995. In 1995, two vacant lots within the subdivision were proposed to be developed with houses, but the existing CB zoning did not permit residential development. Those two parcels (060PC023&024) were rezoned from CB to RA in 1995 (8-C-95-RZ). This recommended rezoning will remove the remainder of the inappropriate CB zoning within the Springplace subdivision. As of the date of this report, staff has not heard of any opposition to this proposal; therefore, staff recommends approval of the zoning change to RA. This will bring the established residential uses into compliance with zoning.

Action: Approved

Meeting Date: 9/11/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission APPROVE RA (Low Density Residential) zoning.

Date of Approval: 10/9/2014

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: 10/27/2014

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: