

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-D-04-RZ **Related File Number:**
Application Filed: 8/9/2004 **Date of Revision:**
Applicant: RICHARD OLINGER, JR.
Owner:

PROPERTY INFORMATION

General Location: Northwest side Meredith Rd., southwest of Shalidar Dr.
Other Parcel Info.:
Tax ID Number: 67 159 **Jurisdiction:** County
Size of Tract: 1.2 acres
Accessibility: Access is via Meredith Rd., a local street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling
Surrounding Land Use:
Proposed Use: Subdivide property **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A, PR and RA zoning.

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

Street: 4107 Meredith 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

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): RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties and subdivisions in the immediate area are zoned RA.
3. The RA zoning will allow the 1.2-acre property to be subdivided into lots of no less than 10,000 square feet in area, as proposed by the applicant. The Agricultural zone requires a minimum lot size of 1 acre, which can not be obtained on this lot, if subdivided.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have a minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
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 final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

MPC Action: Denied MPC Meeting Date: 9/9/2004

Details of MPC action: DENY RA (Low Density Residential) zoning.

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

Date of MPC Approval: Date of Denial: 9/9/2004 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/25/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: