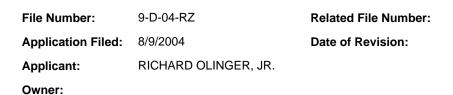
# CASE SUMMARY

APPLICATION TYPE: REZONING





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#### 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)

4107 Meredith Rd

Street: Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:A (Agricultural)Former Zoning:Requested Zoning:Requested Zoning:RA (Low Density Residential)Previous Requests:None notedExtension of Zone:NoHistory 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: Variances Requested: No. of Lots Approved: 0

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:	<ol> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.</li> <li>Other properties and subdivisions in the immediate area are zoned RA.</li> <li>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.</li> </ol>		
	<ul> <li>THE EFFECTS OF THE PROPOSAL</li> <li>Public water and sewer utilities are available to serve the site.</li> <li>This proposal will have a minimal impact on schools and the street system.</li> <li>The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.</li> </ul>		
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.</li> <li>2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>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.</li> <li>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.</li> </ul>		
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:9/9/2004Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:		

## LEGISLATIVE ACTION AND DISPOSITION

Knox County Commission	
10/25/2004	Date of Legislative Action, Second Reading:
	Other Ordinance Number References:
	Disposition of Case, Second Reading:
	If "Other":
	Amendments:
	,