

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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File Number: 9-D-06-RZ **Related File Number:**
Application Filed: 8/1/2006 **Date of Revision:**
Applicant: MARILYNN SURRETT
Owner:

PROPERTY INFORMATION

General Location: North side Clinton Hwy., west of Murray Dr.
Other Parcel Info.:
Tax ID Number: 68 I B PART OF 001 OTHER: PORTION ZONED A) **Jurisdiction:** County
Size of Tract: 16.3 acres
Accessibility: Access is via Clinton Hwy., a five lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Mobile homes
Surrounding Land Use:
Proposed Use: Mobile home park **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This partly developed site is located between commercial uses along Clinton Hwy. within CA and C-3 zones, and residential uses developed off that arterial street within R-1, RB and A zones

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

Street: 6320 Clinton Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone: Yes
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RB (General Residential) zoning

Staff Recomm. (Full): RB zoning will permit use on review consideration of the redevelopment of this site as a mobile home park and is consistent with the adjoining residential zoning. The sector plan proposes medium density use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. RB zoning is compatible with other properties in the immediate area that are also zoned RB for residential use. The RB zoning will require MPC use on review approval of a mobile home park plan prior to the development of the property. During this review, potential issues such as traffic, street improvements, drainage, access, topography, lot layout and other development concerns can be addressed.
3. RB is a logical extension of residential zoning from the northwest.
4. The applicant's property fronts on Clinton Hwy., a 5-lane major arterial street that has been developed as a commercial corridor, although the CA portion of the site is not being requested for rezoning to RB.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will impact Clinton Hwy with more turning movements and will add school age children to the area population.
3. The recommended RB zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.
4. The proposed site plan will need to address the property's moderate slopes, which will need to be preserved to the extent possible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest County Sector Plan proposes medium density use for the site, consistent with the requested RB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may lead to future rezoning requests for RB zoning on other properties in the area which front on, or have direct access to, Clinton Hwy.

MPC Action: Approved MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action: APPROVE RB (General Residential)

Date of MPC Approval: 9/14/2006 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: 10/23/2006 Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: