

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 9-E-06-RZ **Related File Number:**
Application Filed: 8/2/2006 **Date of Revision:**
Applicant: GERALDINE L. WHEAT
Owner:

PROPERTY INFORMATION

General Location: Southwest side Heiskell Rd., northwest of Windstone Blvd.
Other Parcel Info.:
Tax ID Number: 46 214.06 **Jurisdiction:** County
Size of Tract: 2.85 acres
Accessibility: Access is via Heiskell Rd., a minor arterial street with 20' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One dwelling
Surrounding Land Use:
Proposed Use: 4 single family detached dwellings **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with residential uses under A, PR and RA zoning. There is a CA zoned property to the north that does not have a business, but has a large paved area with a construction vehicle being stored on the site.

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

Street: 8131 Heiskell 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: Not an extension of RA, but PR zoning is to the southeast
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 the surrounding development and zoning pattern and is consistent with the sector plan proposal for the site.

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. There are numerous low density residential subdivisions in the vicinity of this site, zoned PR.
3. The RA zoning will allow this 2.85-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into the proposed 4 lots for residential development.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have 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.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along Heiskell Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 44 feet from the centerline of the right of way in this section of Heiskell Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North 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: Approved **MPC Meeting Date:** 9/14/2006

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density 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: **Other Ordinance Number References:**

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: