

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-I-06-RZ **Related File Number:**
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: JIM SULLIVAN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Strawberry Plains Pike, southwest side McCubbins Rd.
Other Parcel Info.:
Tax ID Number: 62 PART OF 271 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 8.28 acres
Accessibility: Access is via Strawberry Plains Pike, a two lane minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residence **Density:**
Sector Plan: East County **Sector Plan Designation:** MDR and LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a rural development area that has had some PC and CA commercial and PR urban residential rezoning occur but with limited new development.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was zoned PR in 1980's but never developed.

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 A (Agricultural) zoning

Staff Recomm. (Full):

Agricultural zoning is consistent with adjacent zoning and uses in the vicinity of this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The A zoning is compatible with the scale and intensity of the surrounding residential and open space land uses and zoning pattern.
- 2. The site is surrounded by residential and open space zoned PR, PC and A. Agricultural uses on this 8 acre site are compatible with the established and permitted uses allowed under PR and A zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the area.
- 2. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
- 4. Agricultural zoning will allow the applicant to construct his residence on the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested A zoning is consistent with the East County Sector Plan .
- 2. The East County Sector Plan proposes low density residential uses for this site.
- 3. This site is located within the Planned Growth Area on the Knoxville-Knox County Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action:

APPROVE A (Agricultural)

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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: