CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-L-06-RZ Related File Number:

Application Filed: 8/8/2006 **Date of Revision:**

Applicant: MARC UNDERWOOD

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: West side Brakebill Rd., south of Suncrest Ln.

Other Parcel Info.:

Tax ID Number: 72 D C 002 Jurisdiction: County

Size of Tract: 2.11 acres

Accessibility: Access is via Brakebill Rd., a minor arterial street with 18' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residential development Density:

Sector Plan: East County Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area is developed with rural, low and medium density residential uses under A, PR and RP-1

zoning. There is a commercial shopping center with out parcels located to the north at the intersection

of Brakebill Rd. and Asheville Hwy., zoned C-6.

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

Street: 317 Brakebill 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 RP-1 zoning is to the north

History of Zoning: None noted for this site. The property to the north was rezoned within the last seven years for medium

density residential development.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

2. There are numerous low and medium density residential developments in the vicinity of this site,

zoned PR and RP-1, including an adjacent apartment development to the north.

3. The RA zoning will allow the 2.11-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 about 7 lots for single family residential development. About 6 lots would be possible for duplex development, which would require use on review approval by MPC.

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 to adjacent properties should be minimal.
- 4 In order to subdivide the subject property, the applicant will be required to dedicate right of way along Brakebill Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 35 feet from the centerline of the right of way in this section of Brakebill Rd., if it is not already available. This requirement may eliminate some of the acreage from the site, which may reduce the number of possible lots on the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
- 2. The site is located within the Urban Growth Area of Knoxville 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: MPC Meeting Date: 9/14/2006 Approved

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

3/20/2007 01:44 PM Page 2 of 3 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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