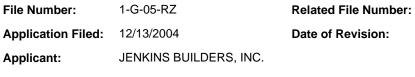
# CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

FAX•215•2068

www•knoxmpc•org

Owner:

#### PROPERTY INFORMATION

General Location:	Southwest side Dry Gap Pike, southeast of E. Beaver Creek Dr.		
Other Parcel Info.:			
Tax ID Number:	47 241.01	Jurisdiction:	County
Size of Tract:	23.83 acres		
Accessibility:	Access is via Dry Gap Pike, a major collector street with 19-20' of pavement width within 75' of right of way.		

GENERAL LAND USE INFORMATION				
Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Single family detached residential subdivision		Density: 3 du/ac	
Sector Plan:	North County	Sector Plan Designation:	Low Density Residential and Slope Protection	
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This area is developed with residential uses under A, PR, RA and RB zoning. There are some businesses located to the northwest of the site, under CA and CB zoning.			

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

Street:

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of PR zoning from the west
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	CACTION AND DISPOSITION	
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 3 du/ac.		
Staff Recomm. (Full):	5	commended density is compatible with t stent with the sector plan proposal.	he surrounding development and zoning
Comments:	<ol> <li>Other properties zoning.</li> <li>PR zoning at 1 to and zoning pattern. zoning at up to 3 du</li> <li>PR zoning will re property. During thi</li> </ol>	o 3 du/ac is compatible with the scale an The subdivision directly to the west of t //ac. equire MPC use on review approval of sin	th residential uses under A, PR, RA and RB ad intensity of the surrounding development his site is zoned and developed under PR te plans prior to any development of the drainage, access, topography, lot layout
	<ol> <li>At the requested development of sing the street system at</li> <li>Required sight of will need to be certified. The western por will be expected to of submitting development approved density.</li> <li>The proposal is of</li> </ol>	I sewer utilities are available in the area density, up to 71 dwelling units could be gle family detached dwellings would add hd about 46 children under the age of 18 distance on Dry Gap Pike appears to be fied on the development plan. tion of the site is designated for slope pr comply with the sector plan policies reganent plans. This may prohibit developm	e proposed on the subject property. The approximately 710 vehicle trips per day to 8 to the school system. available for access to the development, but otection by the sector plan. The applicant arding slope protection areas when ent of the property at the maximum and the impact on adjacent properties will
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The North County Sector Plan proposes low density residential uses and slope protection 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 may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan.</li> <li>Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's</li> </ul>		
	proposed lot patterr constructed. Gradin	and street network and will also identify	/ the types of residential units that may be ired at this stage, if deemed necessary by
MPC Action:	Approved		MPC Meeting Date: 1/13/2005
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre		
Date of MPC Approval:	1/13/2005	Date of Denial:	Postponements:

LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knox County Commission			
Date of Legislative Action:	2/28/2005	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:		