

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: 1-I-02-RZ **Related File Number:** 1-C-02-SP
Application Filed: 12/10/2001 **Date of Revision:**
Applicant: WEST POINTE VENTURES, LLC
Owner:

PROPERTY INFORMATION

General Location: South side of W. Emory Rd., north of Oak Ridge Hwy., north end of Pebblepass Rd.
Other Parcel Info.:
Tax ID Number: 76 31 **Jurisdiction:** City
Size of Tract: 28 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Subdivision **Density:** 1-4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural and Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 9922 W Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & I (Industrial)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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:

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1 to 4.)

Staff Recomm. (Full): PR zoning is consistent with the recommendation for the LDR sector plan amendment and the recommended density is within the range for low density residential development.

Comments: The Growth Policy Plan designation of this site as Rural Area limits the density permitted on the site. The Growth Policy Plan allows for extensions of low density residential development into the rural area if the following 4 conditions are met:
1. The request can only be for PR zoning;
2. Sanitary sewer and water services are available;
3. The site is connected to the Planned Growth Area by an arterial or collector street;
4. A traffic impact analysis demonstrating that the proposed development will not significantly impair traffic flow along the arterial roads in the Planned Growth Area must be approved.

This site meets the first 3 conditions. The 4th condition will be met by requiring the developer to submit a Traffic Impact Analysis meeting the criteria as part of the use on review / concept plan stage. This zoning recommendation meets the requirements of the Growth Policy Plan and the sector plan, if approved for LDR. It may be necessary to widen W. Emory Rd. at this location to a minimum of 20' to ensure safe and adequate access to and from the property.

With the density of 1-4 du/ac proposed by the applicant, this development will generate approximately 51 new school age children. With the density recommended by staff of 1-3 du/ac, this development will generate approximately 38 new school age children.

With the density of 1-4 du/ac proposed by the applicant, this development will generate approximately 1,120 new vehicle trips per day to the adjacent road system. With the density recommended by staff of 1-3 du/ac, this development will generate approximately 840 new vehicle trips per day to the adjacent road system.

MPC Action: Approved MPC Meeting Date: 1/10/2002

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: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/25/2002 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: