

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-P-07-RZ **Related File Number:**
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: DANIEL COX
Owner:

PROPERTY INFORMATION

General Location: Southeast side E. Emory Rd., northeast of Palmyra Dr.
Other Parcel Info.:
Tax ID Number: 29 048 **Jurisdiction:** County
Size of Tract: 5.5 acres
Accessibility: Access is via E. Emory Rd., a two-lane major arterial street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of a residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.

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

Street: 4816 E Emory Rd
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, properties to the north, east and south of this site are zoned PR
History of Zoning: None noted for this site, but other property in the area has been rezoned to RA and PR for residential development.

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning
APPROVE a density of 5 du/ac.

Staff Recomm. (Full): PR zoning at up to 5 du/ac is consistent with other residential zoning and development noted in the area. The sector plan proposes low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under PR, RA and A zoning.
2. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the existing and proposed residential development along this portion of E. Emory Rd.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. At the requested density, up to 27 dwelling units could be proposed on the subject property. This density would add approximately 270 vehicle trips per day to the street system and about 7 school aged children to area schools.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review process.
5. In order to subdivide the subject property, the applicant will be required to dedicate right of way along E. Emory Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 50 feet from the centerline of the right of way in this section of E. Emory 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 PR 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: 1/11/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 1/11/2007

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: 2/26/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: