CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:1-W-05-RZApplication Filed:12/13/2004Applicant:DON DUNCANOwner:Image: Contract of the second s

PROPERTY INFORMATION

General Location:	Northwest side Tazewell Pike, southwest side Kesterbrooke Blvd.		
Other Parcel Info.:			
Tax ID Number:	49 007 (PART ZONED A AND RA)	Jurisdiction:	County
Size of Tract:	2 acres		
Accessibility:	Access is via Tazewell Pike, a minor arterial street with 26' of pavement within a 50' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant land

 Surrounding Land Use:
 Residential development

 Proposed Use:
 Residential development

 Sector Plan:
 North City

 Sector Plan:
 Urban Growth Area (Outside City Limits)

 Neighborhood Context:
 This site is located within an area of predominantly residential development that has occurred under RB, RA, PR and A zoning.

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

Street:

5417 Tazewell Pike

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:	Yes	
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: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITION	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE RB (General Residential) zoning		
Staff Recomm. (Full):		idential zoning and development. The se	he remainder of parcel 049 007 and with ctor plan proposes low density residential
Comments:	 RB zoning is alree the RB zone is compattern. The subject prop appropriate for high family residential de 3. Other properties zoning. RB zoning will ne property unless the per acre, or greater THE EFFECTS OF Public water and Under RB zoning review approval. Si system and about 5 CONFORMITY OF The North City Si The site is locate Growth Policy Plan Upon final approval subdivision of the p the development is street network and 	 apatible with the scale and intensity of the perty is located along Tazewell Pike., a mer densities than if it were located in the evelopment. a in the immediate area are developed with ot require MPC use on review approval of property is subdivided or the proposed d. THE PROPOSAL d sewer utilities are available in the area to g, the 19 acres could be developed with our development would add approximate and include the age of 18 to the schematic proposes low density residentiated within the Urban Growth Area of Knoximap. of the rezoning, the developer will be recorded to a use on review development and the age of the rezoning. 	aninor arterial street, making it more interior of lower density, larger lot single th residential uses under A, RA, RB and PR f site plans prior to any development of the evelopment has a density of 12 dwellings o serve this site. up to 226 dwelling units without use on by 2034 vehicle trips per day to the street ool system. Stal uses and slope protection for the site. ville on the Knoxville-Knox County-Farragut quired to submit a concept plan with any plan prior to the property's development if the property's proposed lot pattern and nits that may be constructed. Grading and
MPC Action:	Approved as Modifi	ed	MPC Meeting Date: 1/13/2005
Details of MPC action:			
Summary of MPC action:	APPROVE RA (Low Density Residential)		
Date of MPC Approval:	1/13/2005	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:	2/28/2005	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: