CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-F-05-RZ Related File Number:

Application Filed: 8/28/2005 **Date of Revision:**

Applicant: SCOTT DAVIS

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest side E. Emory Rd., northeast of Edith Keeler Ln.

Other Parcel Info.:

Tax ID Number: 20 121 Jurisdiction: County

Size of Tract: 6.94 acres

Accessibility: Access is via E. Emory Rd., a major arterial street with 21' of pavement width within 65' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural

Surrounding Land Use:

Proposed Use: Single family detached residential Density: 4 du/ac

Sector Plan: Northeast County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with residential uses under A, RA and PR 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: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 11:41 AM Page 1 of 3

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 PR (Planned Residential) zoning.

APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding development and is consistent

with the sector plan designation for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan.

2. There are residential subdivisions in the area that have been developed under RA and PR zoning. The PR development to the southwest is zoned for a density of up to 5 du/ac.

3. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.

4. 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 in the area to serve the site.
- 2. At the requested density, up to 27 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 270 vehicle trips per day to the street system and about 15 children under the age of 18 to the school system.
- 3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast 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 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 and are located in the Planned Growth Area on the Growth Policy Plan.

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 proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 10/13/2005 **Date of Denial: Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

1/31/2007 11:41 AM Page 2 of 3

Legislative Body: Knox County Commission

Date of Legislative Action: 11/21/2005 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:

1/31/2007 11:41 AM Page 3 of 3