CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-H-03-RZ Related File Number:

Application Filed: 9/10/2003 **Date of Revision:**

Applicant: UNDERWOOD PROPERTIES

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: South side Strawberry Plains Pike, northeast Asheville Hwy., southwest of Carter School Rd.

Other Parcel Info.:

Tax ID Number: 63 056, 05601 Jurisdiction: County

Size of Tract: 5 acres

Accessibility: Access is via Strawberry Plains Pike, a major collector street with 22' of pavement within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Townhouses Density:

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This vacant site is part of the mixed use area found near the Carter High School and around the

Asheville Hwy. and Andrew Johnson Hwy. intersection within A,CA,I, RA RB and PR zones

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but the adjacent property to the east was zoned PR for townhouse

development in 2000 (2-E-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning

APPROVE a density of 1 to 7 units per acre

Staff Recomm. (Full): PR zoning at 1 to 7 units per acre is consistent with the adjacent PR zoning and would permit

expansion of the adjoining residential development onto this site. The sector plan proposes commercial

use for this site and medium density residential uses to the east and southeast.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended zoning and density will allow development that is compatible with the surrounding

development and zoning pattern.

2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.

3. The PR zoning will allow development similar to the adjacent PR-zoned residential subdivision to the

east.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities are available to the east near the school. The developer will have to work with KUB to get a sanitary sewer connection as part of the

subdivision process

2. The proposed rezoning would allow the property to be developed with a maximum of 35 dwelling units. Approximately 350 new vehicle trips would be generated and approximately 15 school-aged

children would be added to the school system.

3. The PR zoning and density would have minimal impact on surrounding properties, as it is compatible

with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the medium density residential use proposed

for this area by the East County Sector Plan.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action: Approved MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 7 dwelling units per acre

Date of MPC Approval: 10/9/2003 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: 11/17/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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