CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:10-K-06-RZApplication Filed:9/8/2006Applicant:EUGENE BURGINOwner:Comparison

PROPERTY INFORMATION

General Location:North side Strawberry Plains Pike, east side Perry Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:84 118Size of Tract:31.28 acresAccessibility:Access is via Strawberry Plains Pike a two lane, minor arterial street and Perry Rd., a local street, each with 26' and 18' pavements within 50' and 40' rights-of-way, respectively.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION						
Existing Land Use:	Vacant land					
Surrounding Land Use:						
Proposed Use:	Residential	Density: 5 du/ac.				
Sector Plan:	East County	Sector Plan Designation:				
Growth Policy Plan:	Planned Growth A	rea				
Neighborhood Context:	This undeveloped site is part of the Agricultural zoned, rural residential area that is found along this section of Strawberry Plains Pike.					

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:	
Extension of Zone:	No
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:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MF	PC ACTION AND DISPO	SITION	
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density up to 5 du/ac.			
Staff Recomm. (Full):	PR zoning at up t the site.	to 5 du/ac. is consistent with the	sector plan proposal of low density residential uses for	
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL PR zoning at the recommended density is compatible with, although greater than, the scale and intensity of the residential development in the area and is consistent with the sector plan proposal for the site. The site does not have steep slope characteristics and has direct access to Strawberry Plains Pike which is a minor arterial street, making it appropriate for development at the proposed density. 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. 			
	 Public water a At the application property. The deand about 80 chil Plains Pike a min If more than 7 be required to be The recomme 	evelopment would add approxima Idren under the age of 18 to the s for arterial street with 26' of pave 5 lots are proposed on the conce e submitted for review. anded zoning and density are mon ng, and the impact on adjacent pr	the area to serve the site. dwelling units could be proposed on the subject tely 1,564 vehicle trips per day to the street system school system. The site is accessed from Strawberry ment width, and by Perry Rd., a local street. opt plan / use on review, a traffic impact analysis will re intense than, but compatible with, the surrounding operties can be minimized during the use on	
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The East County Sector Plan proposes low density residential uses for the site, consistent with the 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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal. 			
	Upon final approval of the rezoning, the developer will be required to submit a concept plan/use or 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 constructed. Grading and drainage plans may also be required at this stage, if deemed necessary Knox County Engineering and MPC staff.			
MPC Action:	Approved		MPC Meeting Date: 10/12/2006	
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:	10/12/2006	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:	11/20/2006	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: