

# 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

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**File Number:** 10-Q-05-RZ                      **Related File Number:**  
**Application Filed:** 9/6/2005                      **Date of Revision:**  
**Applicant:** RANDY A. HINTON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side E. Emory Rd., northwest of Homestead Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 128    **Jurisdiction:** County  
**Size of Tract:** 1.01 acres  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes    **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 within a single family area that has developed under A, RA and RB zones in this area.

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

**Street:** 4721 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:** 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning. (Applicant requested PR)

Staff Recomm. (Full): RA zoning is the most intensive zoning that should be placed on this long, narrow 1 acre tract. PR zoning is intended for larger parcels of 5 acres and more in size that can be developed with both structures and amenities, including open space. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is too small for the requested PR zoning designation RA zoning will permit appropriate low density development of the site in character with the proposed LDR designation and established single family dwellings in the area.
2. RA zoning will allow use on review consideration of low density duplex development of the property that would be in character with other residential development in the area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer are available to serve the site.
2. The requested PR zoning will allow consideration of residential development of the property that could approach 5 dwellings per acre, The staff recommended RA zone would keep the maximum density to 1 or 2 single family houses or duplexes (2 to 4 dwelling units.)

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested PR zoning, as well as the recommended RA zone, are consistent with the sector plan proposal for LDR (Low Density Residential) use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

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

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 10/13/2005 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: 11/21/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Approved PR at 1-5 du/ac

Date of Legislative Appeal: Effective Date of Ordinance: