

# 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:** 11-D-04-RZ                      **Related File Number:**  
**Application Filed:** 10/7/2004              **Date of Revision:**  
**Applicant:** DEREK HINCKLEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side E. Emory Rd., northeast of Thomas Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 060    **Jurisdiction:** County  
**Size of Tract:** 1.35 acres  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with 21' of pavement width within 40-70' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 1 home under construction and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** New construction of small starter homes (1000-1400 s.f.)                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residential uses, including single and two family dwellings, under RA and A zoning.

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

**Street:** 4910 E Emory Rd  
**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:** BZA variance 4/21/04, waiver from 1 dwelling/acre to 2 dwellings on 1.35 acres  
**Extension of Zone:** Yes, extension of RA from the northwest.  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE RA (Low Density Residential) zoning.

**Staff Recomm. (Full):** RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for the property.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
2. Other properties and subdivisions in the immediate area are zoned PR, RA and RB.  
3. The RA zoning will allow the 1.35-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided into up to 5 lots for residential development.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning and RA zoning will allow development similar to other RA, PR and RB development in the area.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North 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 could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2004

**Details of MPC action:**

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

**Date of MPC Approval:** 11/10/2004

**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:** 12/20/2004

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**