CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:11-J-02-RZApplication Filed:10/15/2002Applicant:K. KARL SPALVINSOwner:Image: Comparison of the second second

PROPERTY INFORMATION

General Location:	North side Tipton Station Rd., northeast of Broken Creek Ln.		
Other Parcel Info .:			
Tax ID Number:	148 105,105.01	Jurisdiction:	County
Size of Tract:	9.22 acres		
Accessibility:	Access is via Tipton Station Rd., a major collector street with 20' of pavement within a 40' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Residence			
Surrounding Land Use:				
Proposed Use:	Single family subdivision		Density: 1 to 3 du/ac	
Sector Plan:	South County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Ar	ea		
Neighborhood Context:	This site is an area of rural and low density residential development that has occurred along Tipton Station Rd. within A, RB, and PR zones			

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

Street:

2317 Tipton Station Rd. 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:	Yes
History of Zoning:	None noted for this site, but other property in the area has been zoned PR at low densities.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	МРС	ACTION AND DISPOSITION	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):		nned Residential) zoning / of 1 to 3 dwellings per acre	
Staff Recomm. (Full):		dwellings per acre is consistent with surr blan proposes low density residential use	
Comments:	 A. Need and Justification for Proposal This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern. Changing the zoning from Agricultural to PR at 1 to 3 dwellings per acre is consistent with the adjacent PR density and would allow development similar to that on adjoining and nearby subdivision lots. 		
	 B. Effects of Proposal The PR zone would permit residential development similar to that permitted by the adjoining PR zone. PR zoning at a low density designation is compatible to the scale and intensity of nearby PR development and zoning and with abutting residential uses. Maximum development under PR zoning at 3 du/ac would add 27 housing units, generate approximately 270 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 12 children. C. Conformity with the General Plan and One Year Plan PR zoning at the density requested will permit consideration of uses compatible with surrounding development and the water, sewer, and street system available to serve the site. Other Agricultural zoned property in the area could be rezoned to PR at 1 to 3 du/ac and stay within the policies and guidelines of the adopted plans for the area. 		
MPC Action:	Approved		MPC Meeting Date: 11/14/2002
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre		
Date of MPC Approval:	11/14/2002	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:	12/16/2002	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: