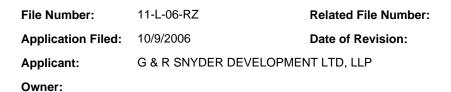
CASE SUMMARY

APPLICATION TYPE: REZONING



PROPERTY INFORMATION

General Location:	Northeast side Harvey Rd., northeast of Choto Rd.			
Other Parcel Info.:				
Tax ID Number:	162 044, 04401, 04402	Jurisdiction:	County	
Size of Tract:	12 acres			
Accessibility:	Access is via Harvey Rd., a major collector street with 20' of pa	avement within a	50' right-of-way	

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant land		
Surrounding Land Use:			
Proposed Use:	Residential subdivision	n	Density: 2 du/ac.
Sector Plan:	Southwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	l de la construcción de la constru	
Neighborhood Context:	This underdeveloped site is located in the midst of single family subdivision development that has occurred under PR zoning.		

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

1120 Harvey Rd.

Location:

Street:

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 rezoned PR for low density residential development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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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	CACTION AND DISPOSITION	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE PR (Pla APPROVE a densit	nned Residential) zoning. y up to 2 du/ac.	
Staff Recomm. (Full):	PR zoning at up to 2 du/ac. is compatible with surrounding residential development although it is going to leave two long narrow pieces of A zoned property along either side of this site. The sector plan proposes low density residential use for the property.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. Other properties in the immediate area are developed with residential uses under Agricultural and PR zoning. 2. PR zoning at up to 2 du/ac. is compatible with the surrounding development and zoning pattern, and is consistent with the sector plan proposal for the property. 		
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to serve the site. At maximum development, this request will add 24 residential lots, 240 vehicle trips per day to the road system and add approximately 20 school aged children to area schools. The proposed PR zoning will require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties, particularly the long narrow lots on either side of this site. 		
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The southwest County Sector Plan proposes low density residential uses for this property, consistent with the proposal. 2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan. 		
MPC Action:	Approved		MPC Meeting Date: 11/9/2006
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Pla	nned Residential) zoning @ 2 du/ac	
Date of MPC Approval:	11/9/2006	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:	12/18/2006	Date of Legislative Action, Second Reading: 1/22/2007	
Ordinance Number:		Other Ordinance Number References:	
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	