CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE·KNOX COUNTY
M P C
METROPOLITAN
PLANNING
COMMISSION
TENNESSEE
Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

File Number:	11-M-02-RZ	Related File Number:	11-D-02-SP
Application Filed:	10/15/2002	Date of Revision:	
Applicant:	SUMMIT PROPERTIES, LLC		
Owner:			
PROPERTY INFORMATION			
General Location:	South side Yarnell Rd.	, southwest of Lovell Rd.	

Other Parcel Info.:

Tax ID Number:	117 103 OTHER: 118-025.05	Jurisdiction:	County
Size of Tract:	19.5 acres		
Accessibility:	Access is via Yarnell Rd., a major collector street with 19' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION		
Existing Land Use:	Vacant land	

Existing Land Use.	vacantiana		
Surrounding Land Use:			
Proposed Use:	Single family detached	I housing	Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This site is part of a rural residential area that was included within the Technology Corridor, but is unlikely to develop with non-residential uses. Agricultural zoning surrounds the site.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)/TO (Technology Overlay)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)/TO (Technology Overlay)
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: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	M	PC ACTION AND DISPO	SITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):		Planned Residential) / TO (Techno sity of 1 to 4 dwellings per acre.	logy Overlay) zoning.
Staff Recomm. (Full):		4 dwellings per acre is compatibl opment. The sector plan proposes	e with the scale and intensity of surrounding rural residential use for this site.
Comments:	 This site car with the surround 2. Changing th 	ling development pattern. e zoning from Agricultural to PR a	ewer and can be developed in a manner consistent It 1 to 4 dwellings per acre is consistent with the lent for low density residential designation.
	Agricultural zonin 2. PR zoning a zoning. 3. Maximum di approximately 78 population by app 4. Knox Coun property will need C. Conformity will 1. PR zoning a development and 2. Other Agricu within the policies 3. This zoning area. 4. A certificate is required for thi 5. This site is	e would permit residential develop g. it a low density designation is corr evelopment under PR zoning at 4 0 more vehicle trips per day for an proximately 35 children. ty Engineering Department reports d to be protected with any develop th the General Plan and Sector Plan the density requested will permit the water and sewer and street sulturally zoned property in the are s and guidelines of the adopted pl change will help to strengthen the e of appropriateness from the Ten s rezoning request and is schedul identified for Planned Growth by t	an consideration of uses compatible with surrounding ystem available to serve the site. a could be rezoned to PR at 1 to 4 du/ac and stay ans for the area. emerging low density residential character of the nessee Technology Corridor Development Authority ed for consideration at their November meeting. ne Knoxville Knox County Growth Policy Plan, and
MPC Action:	this area will be r Approved	eexamined as part of the Northwe	st County Sector Plan update set for this year. MPC Meeting Date: 11/14/2002
Details of MPC action:	, ippi oved		WI C MEELING Date. THIT 2002
Summary of MPC action:	APPROVE PR (F	Planned Residential) / TO (Techno	logy Overlay) at a density of 1 to 4 dwelling units per
-	acre		
Date of MPC Approval:	11/14/2002	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		tion?: Action Appealed?:
	LEGISI	ATIVE ACTION AND DI	SPOSITION

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:
Date of Legislative Appeal	:	Effective Date of Ordinance: