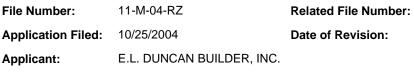
CASE SUMMARY

APPLICATION TYPE: REZONING



METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500

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KNOXVILLE·KNOX COUNTY

Owner:

PROPERTY INFORMATION

General Location:	Northwest side Dante Rd., southwest of Saint Cro	bix Ln.	
Other Parcel Info .:			
Tax ID Number:	57 132	Jurisdiction: County	
Size of Tract:	25.2 acres		
Accessibility:	Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Dwelling and vacant land			
Surrounding Land Use:				
Proposed Use:	Single family attached residential			Density: 5 du/ac
Sector Plan:	North County	Sector Plan Designation:	MDR and LDR	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)			
Neighborhood Context:	This site is located within a residential development pattern of older and new housing that has developed under A, RB and PR zones			

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

Street:

547 Dante Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) and CA (General Business)		
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 to PR for residential development in recent years.		

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 PR (Planned Residential) zoning. APPROVE a density of 1 to 5 dwellings per acre			
Staff Recomm. (Full):		to 5 du/ac. is consistent with surrounding PR zoning and development. The sector plan ensity and medium density residential use and slope protection for this site.		
Comments:		s proposing to develop low density residential uses on this site. The requested zoning naximum that may be permitted under the LDR sector plan designation.		
	NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The surrounding area has been developed with residential densities above and below the recommended 1 to 5 du/ac. The development of the subject property will be compatible with other residential developments in the surrounding area that include single family subdivisions and older, large ot residential. 2. This zoning change will permit less intensive residential uses than surrounding RB zoning or the			
	existing CA zoning on part of this site, and will allow the subject property to be developed in a manner consistent with the established residential development pattern in the surrounding area.			
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available to the site for new development. The maximum allowable number of units that could be developed under the requested density is 125 units. This number of units would generate approximately 1250 additional vehicle trips per day for the street system, and approximately 18 school aged children could be added to the school system. The PR zoning will allow MPC to consider a development plan for the property prior to any development taking place. Potential impacts to adjacent properties may be addressed at that time. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS This requested zoning and density are consistent with the North County Sector Plan. The proposed rezoning is consistent with previous rezonings in the area, and more undeveloped properties could be requested for residential rezonings in the future. The PR zone allows MPC and the general public to review a site plan prior to the property's development. This will afford the applicant an opportunity to address any issues and concerns that may be related to development of the site. 			
MPC Action:	Approved	MPC Meeting Date: 11/10/2004		
Details of MPC action:		-		
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre			
Date of MPC Approval:	11/10/2004Date 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:	12/20/2004Date of Legislative Ac	Date of Legislative Action, Second Reading:		

Other Ordinance Number References:

Ordinance Number:

Disposition of Case:

Denied (Withdrawn)

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: If "Other": Amendments:

Effective Date of Ordinance: