CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:	11-M-05-RZ	Related File Number:
Application Filed:	10/12/2005	Date of Revision:
Applicant:	VICTOR JERNIGAN	
Owner:		

PROPERTY INFORMATION

General Location:	Southeast side W. Governor John Sevier Hwy., northwest side Tipton Station Rd.		
Other Parcel Info.:			
Tax ID Number:	137 031,025, 02305 OTHER: & PARTS OF 02303, & 023 Jurisdiction: County		
Size of Tract:	15 acres		
Accessibility:	Access is via W. Governor John Sevier Hwy., a two lane , major arterial with 45' of pavement within a 100' right-of-way, and Winkle Ln., a local street with 16' to 17' pavement widths.		

10/17/2005

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacan	nt land	
Surrounding Land Use:			
Proposed Use:	Condominiums		Density: 1 to 5 du/ac
Sector Plan:	South County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:	This site is surrounded by rural residential and office uses that have developed under A and OA zones. However, property to the northwest across Governor John Sevier Hwy. is zoned PR and developed with townhouses.		

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

Street:

1227 Tipton Station 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:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current 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.):		nned Residential) zoning. y of 1 to 5 dwellings per acre	
Staff Recomm. (Full):		dwellings per acre is consistent s low density residential use for	t with the adjacent residential development. The r this site.
Comments:	1. This site is loca water and sewer se 2. The availability	rvice available from Knox Chap	et scheduled for improvement and has both public
	this site. The maxim and approximately 1 2. Access is via G 3. PR zoning will review, issues such development conce C. CONFORMITY 1.The property an	PR zoning at up to 5 du/ac wou hum development would add ap 14 children to the area's school overnor John Sevier Hwy., a tw I require plan review and approv as traffic, sight distance, draina rns can be addressed. OF PROPOSAL TO ADOPTED d the surrounding area are prop	vo lane, major arterial street with 45' pavement width. val prior to development of the property. During this age, floodway protection, lot layout and other
	uses would be comp	patible with the plan. Dicy Plan identifies this site for u	· · ·
MPC Action:	Approved		MPC Meeting Date: 11/10/2005
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Plai	nned Residential) at a density o	of 1 to 5 dwelling units per acre
Date of MPC Approval:	11/10/2005	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publica	tion?: 🗌 Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	12/19/2005	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		lf "Other":
Amendments:		Amendments: