CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:	11-M-07-RZ	Related File Number:
Application Filed:	10/8/2007	Date of Revision:
Applicant:	SADONYA FAYE MEADOWS-ALLEN	

PROPERTY INFORMATION

General Location:	Northwest side W. Beaver Creek Dr., northwest of Oakmeade Rd.		
Other Parcel Info.:			
Tax ID Number:	56 129	Jurisdiction:	County
Size of Tract:	4.88 acres		
Accessibility:	Access is via W. Beaver Creek Dr., a two lane, major collector street with 26' of pavement within a 50' right-of-way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Residential condomin	niums	Density: 5 du/ac
Sector Plan:	North County	Sector Plan Designation:	Low Density Residential and Slope Protection Area
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:	This site is within a residential area that has occurred under A, RA zones and near part of the Temple Baptist church campus that is zoned OB.		

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

Street:

1125 W Beaver Creek Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) & F (Floodway)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential) & F (Floodway)	
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:

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.):		ned Residential) zoning. / up to 4 du/ac. (Applicant has requested	d up to 5 du/ac.)
Staff Recomm. (Full):		compatible with other residential develo	x development located to the north of this opment in the area that includes duplexes
Comments:	 PR zoning of the consistent with the s subdivision. This site and oth RA and Agricultural f applicant. Public water and 4. PR zoning will reproperty. During this access to W. Beavel concerns can be add THE EFFECTS OF 1. Maximum dev units to be proposed increase the neighbor will yield 16 units, acc. 2. Approval of th residential developmencourage additionauses. Due to the floor not going to be devergiving the appearance CONFORMITY OF 1. PR zoning at ubuilt on surrounding residential. and floor 2. This request is development. The Growth F 	her adjacent properties along this section for years and proposed for low density re- d sewer are available to serve the site. equire MPC use on review approval of sit is review, potential issues such as stream r Creek Dr. from this site, drainage, resid- dressed. THE PROPOSAL relopment under the requested PR zonin l, generate approximately 265 vehicle tri prhood school population by approximate d 184 average daily trips and two school e applicant's request, or staff recommen- nent in the middle of an established, low il requests from surrounding property ow podway along the north end of the properti- lopable, requiring all the units to be clus ce of a much more dense development to THE PROPOSAL TO ADOPTED PLANS up to either 4 or 5 du/ac. would permit de properties. The North County Sector Pla dway	 Belopment, which includes an 18-lot duplex In of W. Beaver Creek Dr have been zoned Besidential uses as requested by the Ite plans prior to any development of the In protection and flood protection, traffic Bential unit layout and other development It state and the recommended 4 du/ac. In aged child. Indation, would permit low density Idensity residential area and would Interes for similar, low density residential Ity, much of the northern part of the site is Itered on the southern portion of the site, han surrounding housing. Sevelopment consistent with that allowed and an designates the property for low density Plan of protecting low density residential Ed Growth area, and the North County
MPC Action:	Approved as Modifie	-	MPC Meeting Date: 11/8/2007
Details of MPC action:			-
Summary of MPC action:	PR (Planned Reside	ential) at a density up to 4 dwelling units	per acre
Date of MPC Approval:	11/8/2007	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:	12/17/2007	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: