# 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:	<ol> <li>PR zoning of the consistent with the s subdivision.</li> <li>This site and oth RA and Agricultural f applicant.</li> <li>Public water and 4. PR zoning will reproperty. During this access to W. Beavel concerns can be add</li> <li>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.</li> <li>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.</li> <li>The Growth F</li> </ol>	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	<ul> <li>Belopment, which includes an 18-lot duplex</li> <li>In of W. Beaver Creek Dr have been zoned</li> <li>Besidential uses as requested by the</li> <li>Ite plans prior to any development of the</li> <li>In protection and flood protection, traffic</li> <li>Bential unit layout and other development</li> <li>It state and the recommended 4 du/ac.</li> <li>In aged child.</li> <li>Indation, would permit low density</li> <li>Idensity residential area and would</li> <li>Interes for similar, low density residential</li> <li>Ity, much of the northern part of the site is</li> <li>Itered on the southern portion of the site, han surrounding housing.</li> <li>Sevelopment consistent with that allowed and an designates the property for low density</li> <li>Plan of protecting low density residential</li> <li>Ed Growth area, and the North County</li> </ul>
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: