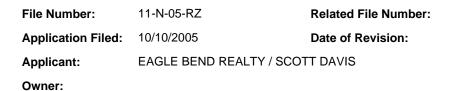
CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTY INFORMATION

General Location:	Northwest side E. Emory Rd., northeast of Edith Keeler Ln.		
Other Parcel Info.:			
Tax ID Number:	20 12003 OTHER: PART OF 12001 (MAP ON FILE) Jurisdiction: County		
Size of Tract:	4.33 acres		
Accessibility:	Access is via E. Emory Rd., a major arterial street with 21' of pavement width within 65' of right of way.		

GENERAL LAND USE INFORMATION

Existing Land Use:Vacant landSurrounding Land Use:Single family detached residentialDensity: 4 du/acProposed Use:Single family detached residentialDensity: 4 du/acSector Plan:Northeast CountySector Plan Designation:
Low Density ResidentialGrowth Policy Plan:Planned Growth AreaNeighborhood Context:This area is developed with residential uses under A, RA and PR zoning.

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

6809 E. Emory Rd.

Street: 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:	Yes, extension of PR (pending) from the west.	
History of Zoning:	MPC approved PR @ 1-4 du/ac for parcel 121 to the west on 10/13/05 (10-F-05-RZ.)	

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:	Michael Brusseau	
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 4 du/ac.	
Staff Recomm. (Full):	PR at the recommended density is an extension of the pending zoning from the southwest, is compatible with surrounding development and is consistent with the sector plan designation for the site.	
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL The proposal is an extension of the pending PR zoning and density from the southwest, is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan. There are residential subdivisions in the area that have been developed under RA and PR zoning. The PR development to the southwest is zoned for a density of up to 5 du/ac. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. 	
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available in the area to serve the site. The subject property will be combined with the previously approved property to the southwest for a single development. At the requested density, up to 17 additional dwelling units could be proposed as part of the overall subdivision plan. The development of single family detached dwellings would add approximately 170 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system. Parcels 120.01 and 120.02 to the northwest of the site must be provided with legal access through the proposed development, or they will be landlocked. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. 	
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Planned Growth Area on the Growth Policy Plan. 	
	Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.	
MPC Action:	Approved MPC Meeting Date: 11/10/2005	
Details of MPC action:		
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre	

Date of MPC Approval:

11/10/2005

Date of Denial:

Postponements:

Date of Withdrawal:

LEGISLATIVE ACTION AND DISPOSITION

Withdrawn prior to publication?: Action Appealed?:

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":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: