

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-C-06-RZ **Related File Number:**
Application Filed: 10/10/2006 **Date of Revision:**
Applicant: LOWELL AND JUDY THOMAS
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Emory Rd., northeast of Howard Bennett Way
Other Parcel Info.:
Tax ID Number: 77 142.01 **Jurisdiction:** County
Size of Tract: 1.65 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 25' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One detached residential dwelling
Surrounding Land Use:
Proposed Use: Two detached residential dwellings **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A, RA and PR zoning.

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

Street: 7503 W Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RA from the north, east and west
History of Zoning: None noted

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 RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA is a logical extension of zoning from three sides, is compatible with surrounding uses and is consistent with the sector plan designation for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RA zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. There are numerous low density residential subdivisions in the vicinity of this site, zoned RA and PR.
3. With sewer, the RA zoning will allow this 1.65-acre property to be subdivided into lots of no less than 10,000 square feet in area, which would allow the property to be subdivided for additional detached residential development.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.
4. In order to subdivide the subject property, the applicant will be required to dedicate right of way along W. Emory Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 50 feet from the centerline of the right of way in this section of W. Emory Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest 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 could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.

MPC Action: Approved MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 12/14/2006 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: 1/22/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: