CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-N-05-RZ **Related File Number: Application Filed:** 11/14/2005 Date of Revision: Applicant: SADDLEBROOK DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side W. Emory Rd., north and south sides Karns Valley Dr. **Other Parcel Info.:** Tax ID Number: 77 093 Jurisdiction: County Size of Tract: 32 acres Access is via W. Emory Rd., and Karns Valley Dr., both major collectors with 20' and greater pavement Accessibility: widths (Karns Valley Dr. is under construction.)

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: **Proposed Use:** Attached and detached residential development Density: 1 to 5 du/ac. Sector Plan: Northwest County Sector Plan Designation: Planned Growth Area **Growth Policy Plan: Neighborhood Context:** This site is within an area of emerging low density residential development that is occurring under RA and PR zoning

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

Street:

8710 W Emory 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:	Yes
History of Zoning:	None noted for this site, but other property in the area has been rezoned to PR for development in the last several years.

PLAN INFORMATION (where applicable)

Current Plan Category:



FAX•215•2068

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Owner:

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	V	
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 5 dus/ac.			
Staff Recomm. (Full):	0	dwellings per acre is compatible with ot he sector proposes low density resident		
Comments:	 Other properties zoning. PR zoning at 1 to and zoning pattern. condominiums. PR zoning will re property. During this 	5 dus/ac is compatible with the scale a The subdivision directly to the east of th quire MPC use on review approval of si	ith residential uses under A, PR and RA and intensity of the surrounding development his site is zoned PR and is developed with te plans prior to any development of the c, drainage, access, topography, lot layout	
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available in the area to serve the site. At the 1 to 5 density, up to 160 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,600 vehicle trips per day to the street system and about 113 children under the age of 18 to the school system. Required sight distance on W. Emory Rd. appears to be available for access to the development, but will need to be certified on the development plan. If more than 75 lots are being proposed, a traffic impact study will be required to be submitted with concept/use on review plans. 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 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 may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan. 			
	review development proposed lot pattern constructed. Gradin	plan prior to the property's developmer and street network and will also identify	equired to submit a concept plan/use on it. The plan will show the property's / the types of residential units that may be ired at this stage, if deemed necessary by	
MPC Action:	Approved		MPC Meeting Date: 12/8/2005	
Details of MPC action:				
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre			
Date of MPC Approval:	12/8/2005	Date of Denial:	Postponements:	

LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knox County Commission			
Date of Legislative Action:	1/23/2006	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:		