CASE SUMMARY

APPLICATION TYPE: REZONING



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Density: 5 du/ac

File Number:2-G-07-RZApplication Filed:12/29/2006Applicant:AARRON GRAYOwner:AARRON GRAY

PROPERTY INFORMATION

General Location:	Northwest side W. Emory Rd., southwest of Carpenter Rd.		
Other Parcel Info.:			
Tax ID Number:	78 027	Jurisdiction:	County
Size of Tract:	0.46 acres		
Accessibility:	Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 50' of right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant land

 Surrounding Land Use:
 Condo units

 Proposed Use:
 Condo units

 Sector Plan:
 Northwest County
 Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with rural to low density residential uses under A, RA and PR zoning.

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

6705 W 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:	Adjacent property was rezoned PR at up to 5 du/ac in 2006 (9-H-06-RZ).	
Extension of Zone:	Yes, extension of PR zoning and density from the north and west	
History of Zoning:	MPC approved PR at up to 5 du/ac on the adjacent property on 9/14/2006	

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	N	IPC ACTION AND DISPO	DSITION
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of up to 5 du/ac.		
Staff Recomm. (Full):	PR at the requested density is consistent with the sector plan proposal for this area and is an extensior of zoning from two sides.		
Comments:	 MEED AND JUSTIFICATION FOR THE PROPOSAL 1. PR zoning at the requested density is compatible with surrounding development ar with the sector plan proposal for the area. 2. The proposal is an extension of PR zoning from two sides and will allow the site to with the larger PR zoned area for one development. 3. PR zoning will require MPC use on review approval of a development plan prior to of the property. During this review, potential issues such as traffic, drainage, access, layout and other development concerns can be addressed. It will also identify the typ units that may be constructed. 		ble with surrounding development and is consistent m two sides and will allow the site to be incorporated ent. proval of a development plan prior to any development es such as traffic, drainage, access, topography, lot
	 Public water The requester additional dwell units would add child under the statistical 3. A use on rev 12, 2006 meetin bound left turn I crash experience review of the statistical turn lane as a p The recommission 	ing units to be proposed for the P approximately 18 vehicle trips per age of 18 to the school system. view development plan for the adja ong (10-F-06-UR). The traffic study ane at the development entrance be monitored at the entrance to udy, Knox County Engineering an art of the development of the site mendation is compatible with the site	sted acreage would allow for a maximum of 2 R site. That number of the proposed attached dwelling r day to the street system and would add possibly 1 acent property was approved by MPC at the October v submitted with that application identified that an east was marginally warranted and recommended that o anticipate the need for the turn lane. Following a d MPC staff recommended that the applicant install the
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. Approval of this request may lead to future requests for residential zoning, consistent with the sector plan proposal for the area. 		
	The applicant has submitted a use on review development plan for consideration on this agenda (2-C-07-UR). The plan includes 103 attached units, which is one unit more than what was previously approved in 2006.		
MPC Action:	Approved		MPC Meeting Date: 2/8/2007
Details of MPC action:			
Summary of MPC action:	APPROVE PR	(Planned Residential) at a density	up to 5 dwelling units per acre
Date of MPC Approval:	2/8/2007	Date of Denial:	Postponements:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Knox County CommissionDate of Legislative Action:3/26/2007Date of Legislative Action, Second Reading:Ordinance Number:Other Ordinance Number References:Disposition of Case:ApprovedDisposition of Case, Second Reading:If "Other":If "Other":Amendments:Second Reading:Date of Legislative Appeal:Effective Date of Ordinance: