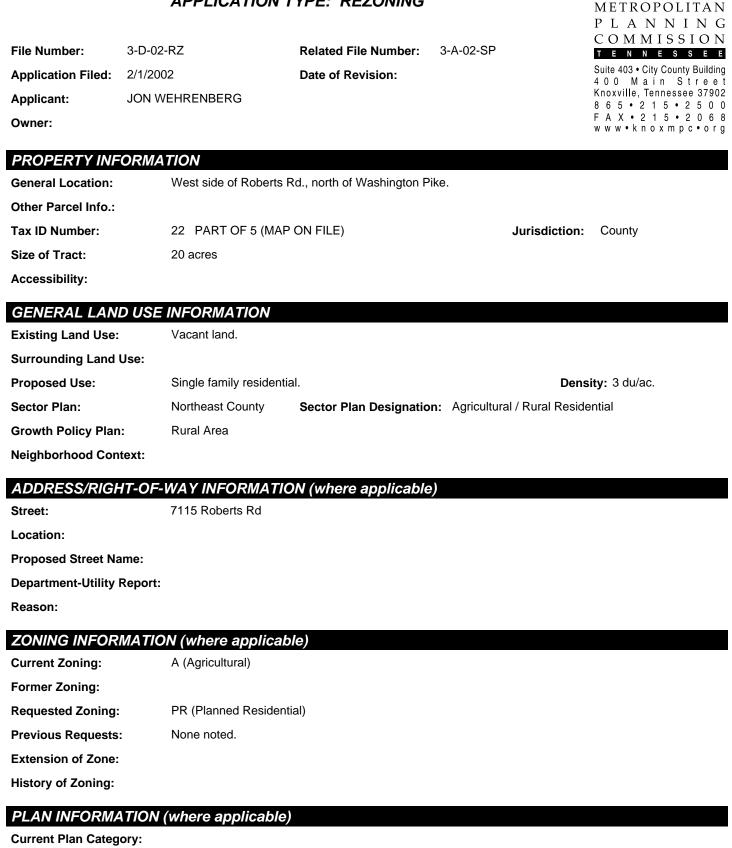
## CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE·KNOX COUNTY

## 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.:

	MP	C ACTION AND DISPO	DSITION
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	DENY PR (Planned Residential) zoning, based on the recommendation to deny the sector plan amendment.		
Staff Recomm. (Full):		e applicant the right to develop t	stent with the rural character of the surrounding area he property at a higher density than any other large
Comments:	The Northeast County Sector Plan designation of Agricultural / Rural Residential is appropriate for this property, which is surrounded by rural uses. The sector plan calls for agricultural and rural residential uses in this valley because an overall system for road and utility improvements is not in place. If a sector plan amendment is contemplated in this vicinity, a larger area should be considered, so that overall neighborhood and community development is addressed, including the need for parks and open space, road connections, and the need to address improvements such as sewage disposal, and impact on drainage and schools. In essence, this is a "spot" sector plan amendment, not unlike a "spot" zoning, which should always be avoided in land use regulation.		
	developed at 4 du/ smaller in size. Th along Roberts Rd. Agricultural zone, site along E. Emor density of more that	fac, it would not have the impact ne most intense residential deve , which has lots less than 1 acro which makes them nonconform y Rd. were developed under th an 1 du/ac for the subject prope f large properties in the area ha	4 du/ac, but has yet to be developed. Even if it were et that the subject property would have, because it is elopment in this area is south of Washington Pike, e each. These properties are located within the ing regarding lot size. Subdivisions to the north of this e regulations of the Agricultural zoning district. A erty would give the applicant development rights that we and would allow development that is inconsistent
	At the November 14, 1996 meeting, MPC approved PR at 1 to 4 du/ac for 31 acres across Roberts Rd. Staff had recommended PR at only 1 du/ac. Subsequently, at the July 9, 1998 meeting, MPC approved a change from PR back to Agricultural zoning for 20 acres of that same 31 acres. The current Agricultural zoning designation is appropriate. It allows the applicant reasonable use of the property, while maintaining the rural character of the area. For residential development, the property could be subdivided into one acre lots under the Agricultural zoning. If PR zoning were to be approved, staff would recommend assigning a density of 1 du/ac. This would provide the applicant with less restrictive lot size requirements, but would still preserve the rural character of the area.		
MPC Action:	Approved		MPC Meeting Date: 3/14/2002
Details of MPC action:	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1-3 du/ac.		
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1-3 dwelling units per acre		
Date of MPC Approval:	3/14/2002	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGISL	ATIVE ACTION AND D	ISPOSITION

Legislative Body:

Date of Legislative Action: 4/22/2002

County Commission

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: