# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-BB-03-RZ Related File Number:

**Application Filed:** 3/12/2003 **Date of Revision:** 

Applicant: DEON WILSON

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# **PROPERTY INFORMATION**

General Location: Southeast side W. Emory Rd., northeast of Harrell Rd.

Other Parcel Info.:

Tax ID Number: 78 46.03 Jurisdiction: County

Size of Tract: 0.52 acre

Access is via W. Emory Rd., a major arterial street with 53' of right of way and 22' of pavement width.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Residential Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under RA zoning.

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

Street: 6106 W Emory Rd

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: None noted. Zoned PC since at least 1980.

Extension of Zone: Yes, extension of RA from the north and south.

**History of Zoning:** None noted. Property has been zoned PC since at least 1980.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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 the north and south and is compatible with the scale and

intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Neither the subject property nor the two adjacent properties that are zoned PC are developed with

commercial uses. The area is residential in character.

2. The proposed house, as well as other uses permitted under RA zoning on this site, are compatible

with surrounding development.

3. Based on staff research, the property has been zoned PC since at least 1980 and has never been

developed commercially. It is not a good location for commercial uses.

THE EFFECTS OF THE PROPOSAL

1. The proposal will have a minimal impact on schools and streets.

2. Public water and sewer utilities are available to the site.

3. RA zoning allows compatible uses to the surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. RA zoning is consistent with the Northwest County Sector Plan proposal of low density residential

uses for this property.

2. The area's established low density residential pattern makes it appropriate for the remaining two PC

zoned parcels to be rezoned to RA for residential development in the future.

3. The Knoxville-Knox County Growth Policy Plan designates this site for Planned Growth.

MPC Action: Approved MPC Meeting Date: 4/10/2003

**Details of MPC action:** 

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

Date of MPC Approval: 4/10/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/27/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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