

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: 4-BB-04-RZ **Related File Number:**
Application Filed: 3/19/2004 **Date of Revision:**
Applicant: KELLEY BLOOMER
Owner:

PROPERTY INFORMATION

General Location: South side W. Emory Rd., west of Tamron Way.
Other Parcel Info.:
Tax ID Number: 66 132.01 **Jurisdiction:** County
Size of Tract: 1.6 acres
Accessibility: Access is via W. Emory Rd a major arterial street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family dwelling
Surrounding Land Use:
Proposed Use: Single-family dwelling **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential development that has occurred under A, RA and PR zoning.

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

Street: 5522 W Emory Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests: Property incorrectly rezoned RA in 1993 (1-M-03-RZ).
Extension of Zone: Yes
History of Zoning: Property was erroneously zoned RA in 1990's without the owners' knowledge or consent.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE A (Agricultural) zoning

Staff Recomm. (Full): Agricultural zoning is compatible with surrounding development and zoning and will allow the applicant to keep a horse on the property. The sector plan proposes low density residential use for this site reflecting its RA zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Agricultural zoning allows development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The A zoning will allow development similar to surrounding residential uses that include large lot residential uses and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would allow the property to be used for agricultural uses and would not impact traffic or the school system.
3. The A zone would not impact surrounding properties and is compatible with the scale and intensity of other development and zoning in the area.
4. W Emory Rd. is adequate for any permitted agricultural development of this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Agricultural zoning is consistent with the Northwest County Sector Plan proposal of low density residential use. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal should not lead to similar requests in the area.

If approved, this item will be forwarded to Knox County Commission for final action on May 24, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 4/8/2004

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: 5/24/2004

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: