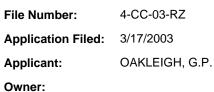
CASE SUMMARY

APPLICATION TYPE: REZONING



Related File Number: Date of Revision:



FAX•215•2068

www•knoxmpc•org

owner:

PROPERTY INFORMATION

General Location:	East side Amherst Rd., south of Bradley Lake Ln.			
Other Parcel Info.:				
Tax ID Number:	92 085 OTHER: (PART)	Jurisdiction:	County	
Size of Tract:	4 acres			
Accessibility:	Access is via Amherst Rd., a minor collector street with 20' of pavement within a 50' right-of-way.			

GENERAL LAND USE INFORMATION				
Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Single family subdivision		Density: 1 to 3 du/ac	
Sector Plan:	Northwest County	Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area			
Neighborhood Context:	This property is within a predominately single family area, where some more intensive residential and business uses have developed under I and R-2 zones.			

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	I (Industrial)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	None noted for this site, but adjoining property was rezoned RP-1 in 2002 for subdivision development. (2-V-02-RZ)

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	CACTION AND DISPOS	SITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 3 dwellings per acre		
Staff Recomm. (Full):	PR zoning is consistent with the zoning of the adjoining property which will be developed with this parcel. The sector plan proposes low density residential use for this site.		
Comments:	 A. NEED AND JUSTIFICATION FOR THE PROPOSAL This site is located on a minor collector street and has both public water and sewer service available. The surrounding residential development and availability of utilities support this site's residential development. Additional residential development in the area would also be appropriate given the current level of these public services. B. EFFECTS OF THE PROPOSAL This rezoning would allow the site's development with the adjacent RP-1 zoned property. The maximum development would add approximately 1120 vehicle trips per day for area roads and add approximately 61 children to the area's school population. Access is via Amherst Rd., a minor collector street with 20' pavement width. C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS The Northwest County Sector Plan supports low density residential development and slope protection for this site where urban services, such as adequate roads and utilities, are provided. 		
MPC Action:	Approved		MPC Meeting Date: 4/10/2003
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre		
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":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: