

# 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-CC-03-RZ                      **Related File Number:**  
**Application Filed:** 3/17/2003              **Date of Revision:**  
**Applicant:** OAKLEIGH, G.P.  
**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 ACTION AND DISPOSITION**

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

1. This site is located on a minor collector street and has both public water and sewer service available.

2. 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

1. 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.

2. Access is via Amherst Rd., a minor collector street with 20' pavement width.

C. CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. 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: