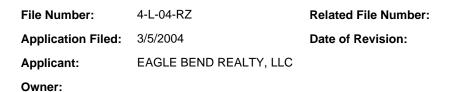
## CASE SUMMARY

APPLICATION TYPE: REZONING



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

FAX•215•2068

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### PROPERTY INFORMATION

South side Pine Grove Rd., west of Strawberry Plains Pike		
84 03701	Jurisdiction:	County
24 acres		
Access is via Pine Grove Rd., a local street with 20' of paveme	ent within a 40' rig	ght-of-way.
	South side Pine Grove Rd., west of Strawberry Plains Pike 84 03701 24 acres	South side Pine Grove Rd., west of Strawberry Plains Pike         84       03701    Jurisdiction:

# GENERAL LAND USE INFORMATION Existing Land Use: Vacant land

Surrounding Land Use:			
Proposed Use:	Single family homes		Density: 8 du/ac
Sector Plan:	East County	Sector Plan Designation:	Mixed Uses
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	This vacant rolling site is surrounded by older residential uses developed under Agricultural zoning that has been impacted in recent year by intensive development around the Strawberry Plains /I-40 interchange to the northeast of the site.		

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

Street:

7016 Pine Grove Rd.

Sheet.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	RB (General Residential)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	Property was zoned RB in 1990's.

#### PLAN INFORMATION (where applicable)

**Current 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.:

	MP	PC ACTION AND DISPOS	SITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):		lanned Residential) zoning. sity of 1 to 8 units per acre	
Staff Recomm. (Full):		8 units per acre is less intense tha roposes mixed uses for the site.	in the current RB zoning of the property permits.
Comments:	<ol> <li>The PR zoning current RB zoning</li> <li>PR zoning will review, issues suc be addressed.</li> <li>The PR zoning residential uses a</li> </ol>	permits. require plan review and approval p ch as traffic, sight distance, drainag will allow development similar to a nd a recently approved condominin	ow development that is less intensive than the prior to development of the property. During this ge, lot layout and other development concerns can surrounding residential uses that include large lot
	<ol> <li>Public water and</li> <li>The proposed units. Approximation children would be</li> <li>The PR zoning the scale and inte</li> <li>Pine Grove Ro</li> </ol>	tely 1920 new vehicle trips would b added to the school system. and 1-8 du/ac density would impansity nsity of other development and zoo	be developed with a maximum of 192 dwelling be generated and approximately 96 school-aged act surrounding properties, but it is compatible with ning in the area. r development of this site. This site is in close
	<ol> <li>The PR zoning mixed uses.</li> </ol>		D PLANS sistent with the East County Sector Plan proposal of ea of the Knoxville-Knox County-Farragut Growth
		could lead to similar requests in the	e future, consistent with the sector plan designation
	denied, MPC's ac date of the appea	tion is final, unless the action to de	nty Commission for final action on May 24, 2004. If ny is appealed to Knox County Commission. The appeal application is filed. Appellants have 30 days
MPC Action:	Approved		MPC Meeting Date: 4/8/2004
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 8 dwelling units per acre		
Date of MPC Approval:	4/8/2004	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publicati	on?:  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:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: