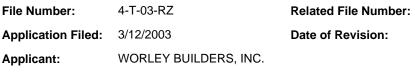
CASE SUMMARY

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

www•knoxmpc•org

Owner:

PROPERTY INFORMATION

General Location:	Northeast and southwest sides Cate Rd., north of W. Emory Rd.		
Other Parcel Info .:			
Tax ID Number:	66 099	Jurisdiction: County	
Size of Tract:	56 acres		
Accessibility:	Access is via Cate Rd., a local street with 15' to 16' pavement of width within a 40' right-of-way.		

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: Vacant land Proposed Use: Single family detached development Density: 1 to 5 du/ac Sector Plan: Northwest County Sector Plan Designation: Growth Policy Plan: Planned Growth Area Planned Growth Area Neighborhood Context: This site is part of the rural residential and low density residential pattern found along the north side of W. Emory Rd., west of Clinton Hwy., that has occurred under A, RA and PR zones.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential)	
Previous Requests:	None noted	
Extension of Zone:	Yes	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION						
Planner In Charge:	Ken Pruitt					
Staff Recomm. (Abbr.):		nned Residential) zoning y of 1 to 3 dwellings per acre (applicant l	has requested 1 to 5 dwellings per acre)			
Staff Recomm. (Full):	residential use for the property than the ap no more than one d	dwellings per acre is consistent with the his site, but more consistent with the dev oplicant's request. Any development of t welling unit per acre until Cate Rd. can b requirements of the Knox County Engine	relopment on the adjacent PR zoned he property, however, should be limited to be widened to a minimum of 20 ft.,			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. This site has access to public water and sewer service, which is available from the Hallsdale Power Utility District. Cate Rd. at this location, however, has a substandard width of 15 to 16 ft., which is not suitable for residential development at more than one dwelling unit per acre. 2. The availability of public utility services and the potential to widen Cate Rd. to a minimum of 20 ft. support PR zoning of this site with the potential for more intensive residential development of up to 3 dwellings per acre. Other residential development in the area would also be appropriate with improvement of current street access. 3. PR zoned property to the south was developed based on improvements being made to Cate Rd. pt to development. 4. PR zoning will allow this site to be developed along with the surrounding property in a manner consistent with the area development pattern. 		estandard width of 15 to 16 ft., which is not ng unit per acre. to widen Cate Rd. to a minimum of 20 ft. ensive residential development of up to 3 rea would also be appropriate with improvements being made to Cate Rd. prior			
	 THE EFFECTS OF THE PROPOSAL 1. The requested density of 1 to 5 dwellings per acre would allow consideration of a maximum of 280 units on this site. The maximum development would add approximately 2800 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 127 children. The recommended density of 1 to 3 dwellings per acre would allow consideration of 168 units, which would generate approximately 1680 more vehicle trips, and add 76 children to area schools. 2. The PR zoning at a low density designation would be compatible with the surrounding residential uses and zoning pattern. 3. A traffic impact analysis shall be provided for any development proposal on the site. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Growth Policy Plan designates this site for Planned Growth. 2. The Northwest County Sector Plan proposes Low Density Residential use for this site. 3. PR zoning at up to 5 dwellings per acre is consistent the densities set by the sector plan. 					
MPC Action:	Approved		MPC Meeting Date: 4/10/2003			
Details of MPC action:	APPROVE PR (Planned Residential) zoning APPROVE a density of 1 to 3.5 du/ac					
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3.5 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: