

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: 5-F-02-RZ **Related File Number:**
Application Filed: 4/5/2002 **Date of Revision:**
Applicant: ROBERT STEWART
Owner:

PROPERTY INFORMATION

General Location: South side E. Emory Rd., northeast side Elegant Dr.
Other Parcel Info.:
Tax ID Number: 38 G B 1 **Jurisdiction:** County
Size of Tract: 0.62 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 50' of right of way and 22' of pavement width, or Elegant Dr., a local street with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Two residential lots **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under Agricultural zoning.

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

Street: 7320 Elegant Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: No
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: 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is comparable in scale and intensity to the surrounding development and zoning pattern. The North County Sector Plan designates this site for low density residential uses.

Comments: Water and sewer are available to the site, which, under RA zoning, will allow the applicant to subdivide the property into two lots with a minimum of 10,000 square feet each. The property's location along an arterial street makes it more appropriate for higher density residential development. Any new curbcuts should be located on Elegant Drive, rather than on E. Emory Road.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 5/9/2002

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: 6/24/2002

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: