

# 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:** 6-H-04-RZ                      **Related File Number:**  
**Application Filed:** 5/7/2004                      **Date of Revision:**  
**Applicant:** CROSSROADS PROPERTIES, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side E. Emory Rd., southwest of Beeler Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 147                                              **Jurisdiction:** County  
**Size of Tract:** 0.7681 acre  
**Accessibility:** Access is via E. Emory Rd., a major arterial street with 26' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Additional single family dwelling                                              **Density:**  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is surrounded by single family housing that has developed under RA, CA and Agricultural zoning.

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

**Street:** 6306 E Emory Rd  
**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:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned RA in recent years.

### 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 RA (Low Density Residential) zoning

Staff Recomm. (Full):

RA zoning is compatible with surrounding residential zoning and development. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under Agricultural, RA and PR zoning.
2. RA zoning is compatible with the surrounding development and zoning pattern.
3. RA zoning is consistent with the sector plan proposal for the property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This request will have a minimal impact on schools and streets.
3. The proposed RA zoning will allow the parcel to be subdivided into two lots, which would have a minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for this property, consistent with the proposal.
2. The site is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Staff would anticipate that there may be future requests for RA or other residential zoning in this area, consistent with the sector plan proposal.

MPC Action:

Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

7/8/2004

Date of Denial:

Postponements: 6/10/2004

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action:

8/23/2004

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: