

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-J-01-RZ **Related File Number:**
Application Filed: 5/10/2001 **Date of Revision:**
Applicant: JERRY WHEELER WHEELER DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Southwest side Bell Road, southeast of E. Emory Road.
Other Parcel Info.:
Tax ID Number: 29 118 **Jurisdiction:** County
Size of Tract: 13.69 acres
Accessibility: Access is via Bell Rd., a major collector street with 50' of right of way and 17' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 1-6
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The immediate area has been developed with residential uses under Agricultural zoning. A PR development has occurred on the opposite side of Bell Rd., south of the site, at a density of 1-5 du/ac. An RA development has occurred west of the site, along E. Emory Rd.

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: 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: MAB

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential).
APPROVE a density of 1-5 du/ac.

Staff Recomm. (Full): PR zoning at 1-5 du/ac is consistent with the existing development to the south and with the sector plan designation of low density residential for this property.

Comments: The PR density should be restricted to 1-5 du/ac for consistency with the North County Sector Plan designation of low density residential. Uses permitted under PR will be compatible with surrounding land uses and zoning. PR zoning will allow for a site plan to be reviewed by MPC as a use on review prior to development. The pavement width of Bell Rd. may need to be increased to a minimum of 20' as a condition of development plan approval.

MPC Action: Approved MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-5 dwelling units per acre

Date of MPC Approval: 6/14/2001 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: 7/23/2001 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: