

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: 7-K-03-RZ **Related File Number:**
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: PAUL COCHRAN AND DONALD HOBBY
Owner:

PROPERTY INFORMATION

General Location: South side E. Emory Rd., west of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 21 22 **Jurisdiction:** County
Size of Tract: 19.73 acres
Accessibility: Access is via E. Emory Rd., a major arterial street with 40 to 70' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural land, residence and outbuildings
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 3 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed mainly with residential uses under A and RA zoning. There is some commercial development, under CA zoning, on some of the properties fronting on Tazewell Pike.

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

Street: 7412 E Emory Rd
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, extension of PR from the south
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 PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): Development of this site under PR zoning would be compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed zoning and density are compatible with surrounding development and zoning.
2. Access to the site is from a major arterial street, so no additional traffic will be drawn through residential streets.
3. The site is surrounded on three of four sides by residential development.
4. PR zoning will require a site plan approval from MPC prior to any development taking place.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on E. Emory Rd., which is a major arterial street with sufficient capacity. The development would add about 590 trips per day to E. Emory Rd.
3. The development will add approximately 33 school-aged children to the school system.
4. The proposed zoning and density will allow for a maximum of 59 dwelling units to be built on this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses for the site.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site within the Planned Growth Area.
3. This proposal could lead to future low density residential zoning requests in this area, as there are a few large acreage parcels available in the area for possible development. The sector plan proposes low density residential uses for most of the surrounding area.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 7/10/2003

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: 8/25/2003

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: