

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-O-02-RZ **Related File Number:**
Application Filed: 6/12/2002 **Date of Revision:**
Applicant: CREATIVE TENNESSEE HOMES, LLC
Owner:

PROPERTY INFORMATION

General Location: North side E. Emory Rd., east of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 21 100 **Jurisdiction:** County
Size of Tract: 6.07 acres
Accessibility: Access is via E. Emory Rd., a minor arterial street with 21' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family housing **Density:** 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This parcel is part of the residential development that has occurred around Gibbs High School within PR and A zones.

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

Street: 7541 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: Property was zoned A this year. (4-G-02-RZ)
Extension of Zone: Yes
History of Zoning: Property was rezoned from PR to A by County Commission May 28, 2002. (4-G-02-RZ)

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 PR (Planned Residential) zoning.
APPROVE a density of 1 to 5 dwellings per acre

Staff Recomm. (Full): PR zoning at 1 to 5 dwellings per acre is similar to the adjoining PR zoning of 1 to 3.6 du/ac. The sector plan proposes low density residential use for this site.

Comments: The property was recently rezoned to Agricultural so that farm animals could be kept on the site. That zoning was approved because neither A or PR zoning is out of character with surrounding development. Maximum development of the site would add 34 lots to the adjoining subdivision, generate approximately 330 vehicle trips per day, and add approximately 19 school age children to the area population.

Because of the periodic flooding of parcel 102, which fronts on E. Emory Rd. and is located to the south, development of the subject property should result in drainage being routed away from parcel 102.

MPC Action: Approved MPC Meeting Date: 7/11/2002

Details of MPC action:

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

Date of MPC Approval: 7/11/2002 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: 8/26/2002 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: