# CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:8-F-06-RZApplication Filed:7/12/2006Applicant:NANCY NICHOLSONOwner:Comparison

### PROPERTY INFORMATION

General Location:	Northwest side E. Emory Rd., southwest of Thomas Ln.		
Other Parcel Info.:			
Tax ID Number:	29 041	Jurisdiction:	County
Size of Tract:	1.3 acres		
Accessibility:	Access is via E. Emory Rd., a two-lane major arterial street wit way.	h 22' of pavemer	nt within a 40' right-of-

**Related File Number:** 

Date of Revision:

# GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Four lot subdivision		Density:
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Are	ea	
Neighborhood Context:	This site is part of a residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.		

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

Street:

4819 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 and PR for residential development.

# PLAN INFORMATION (where applicable)

**Current 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	C ACTION AND DISPOS	ITION	
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE RA (Lov	w Density Residential) zoning		
Staff Recomm. (Full):		stent with other residential zoning density residential uses for this sit	and development noted in the area. The sector e.	
Comments:	<ol> <li>RA zoning is con</li> <li>The adjacent pro</li> <li>The RA zoning to</li> </ol>	AND JUSTIFICATION FOR THE PROPOSAL coning is compatible with the scale and intensity of the surrounding land uses and zoning pattern. adjacent property to the northeast has RA zoning. RA zoning will allow the 1.3-acre property to be subdivided into four lots of no less than 10,000 feet in area for residential development.		
	<ol> <li>This proposal w</li> <li>The proposal is should be minimal.</li> <li>In order to subd along E. Emory Rd</li> </ol>	d sewer utilities are available to se ill have minimal impact on schools compatible with the surrounding z ivide the subject property, the app ., as part of the platting process.		
	<ul> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.</li> <li>2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> <li>3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.</li> <li>Upon final approval of the rezoning, the developer will be required to submit a final plat prior to further subdivision and development of the property. The plat will show the property's proposed subdivision and means of access.</li> </ul>			
MPC Action:	Approved		MPC Meeting Date: 8/10/2006	
Details of MPC action:				
Summary of MPC action:	APPROVE RA (Lov	w Density Residential)		
Date of MPC Approval:	8/10/2006	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication	on?: 🗌 Action Appealed?:	
	LEGISLA	ATIVE ACTION AND DIS	POSITION	
Legislative Body:	Knox County Comr			

# Date of Legislative Action:9/25/2006Date of Legislative Action, Second Reading:10/23/2006Ordinance Number:Other Ordinance Number References:

Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved as Modified
If "Other":		If "Other":	
Amendments:		Amendments:	
		Approved PR up to 3 du/ac	
Date of Legislative Appeal:		Effective Date of Ordinance:	