

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: 9-H-06-RZ **Related File Number:**
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: DISNEY JOINT VENTURE, JERRY DISNEY
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Emory Rd., northeast of Yount Rd.
Other Parcel Info.:
Tax ID Number: 78 24.07, 26 & 29 **Jurisdiction:** County
Size of Tract: 25.06 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential uses under A, RA and PR zoning.

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: Yes, extension of PR zoning from the east
History of Zoning: Properties to the east and north along Carpenter Rd. were rezoned PR in 2004 and 2006.

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 up to 5 du/ac.**Staff Recomm. (Full):** PR zoning at the recommended density is compatible with surrounding development and zoning, appropriate for the topography of the site and consistent with the sector plan proposal for the property.**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.
2. The site does not have steep slope characteristics and has direct access to W. Emory Rd., which is a major arterial street, making it appropriate for development at the proposed density.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, up to 125 dwelling units could be proposed on the subject property. The development of the proposed condominiums would add approximately 1,125 vehicle trips per day to the street system and about 31 children under the age of 18 to the school system. The site is accessed from W. Emory Rd., a major arterial street with 23' of pavement width, just west of the intersection with Carpenter Rd., a collector street. Sight distance appears to be available on W. Emory Rd. for the development entrance, but this will need to be certified on the development plans.
3. If more than 75 lots are proposed on the concept plan / use on review, a traffic impact analysis will be required to be submitted for review.
4. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved**MPC Meeting Date:** 9/14/2006**Details of MPC action:****Summary of MPC action:** APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre**Date of MPC Approval:** 9/14/2006**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/23/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: