CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:9-J-04-RZApplication Filed:8/24/2004Applicant:BMF PROPERTIES, LLCOwner:Comparison of the second secon

PROPERTY INFORMATION

General Location:	Southwest side Andes Rd., northwest of Troutman Ln.		
Other Parcel Info.:			
Tax ID Number:	105 A A 007	Jurisdiction:	County
Size of Tract:	0.5 acres		
Accessibility:	Access is via Andes Rd., a major collector street with 20' of pavement width within 50' of right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Single family development		Density: 1 to 3 du/ac	
Sector Plan:	Northwest County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Area			
Neighborhood Context:	This site is in the mide	st of low density residential uses that h	ave developed under A, RA and PR zoning.	

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

1911 Andes Rd.

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:	
Extension of Zone:	Yes
History of Zoning:	None noted for this site, but adjacent property was recommended for PR zoning by MPC at the August 12, 2004 meeting (8-M-04-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	CACTION AND DISPOSITION	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 3 du/ac.		
Staff Recomm. (Full):	the sector plan prop	oosal for the property. The adjoining prop ac at the August, 2004, MPC meeting. The	unding development and is consistent with perty to the southwest was approved for PR he sector plan proposes low density
Comments:	 Other properties and PR zoning. The applicant intends to PR zoning at 1 to and zoning pattern. PR zoning will re property. During thi 	e adjacent property was recommended for include this site in that development. o 3 du/ac is compatible with the scale an equire MPC use on review approval of sit	th residential uses under Agricultural, RA or PR zoning at 1 to3 units per acre and the d intensity of the surrounding development re plans prior to any development of the , drainage, access, topography, lot layout
	 Development of site is proposed to b dwelling units. The proposal is d 	I sewer utilities are available to serve the this site is limited under PR zoning due t be included in the adjoining PR developm	to the small size of this site; however, the ment, which was approved for up to 27 and the impact on adjacent properties will
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent this proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Grov Policy Plan map. 3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan. 		residential uses for the site, consistent with e Knoxville-Knox County-Farragut Growth g in this area in the future on properties
	approval before any included in the prop subdivision plat and prior to construction	ing of the property a development proposal will have to be submitted to MPC for ny permits for development can be issued for the property; since the property is to be posed PR subdivision being developed to the southwest of this site, a concept nd final subdivision plat will have to submitted to MPC and approved and recorded on. Knox County Department of Engineering and West Knox Utility District must also or utilities, grading, drainage and road improvements as part of that process.	
MPC Action:	Approved		MPC Meeting Date: 9/9/2004
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:	9/9/2004	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:	10/25/2004	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: