

▶ **FILE #:** 1-P-07-RZ

AGENDA ITEM #: 77

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** DANIEL COX
 OWNER(S): WARWICK TYLER W & EDNA

TAX ID NUMBER: 29 048

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side E. Emory Rd., northeast of Palmyra Dr.

▶ **APPX. SIZE OF TRACT:** 5.5 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a two-lane major arterial street with 22' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Condominiums

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, properties to the north, east and south of this site are zoned PR

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned to RA and PR for residential development.

SURROUNDING LAND USE AND ZONING: North: Residential / A (Agriculture), RA (Low Density Residential) & PR (Planned Residential)

South: Residential / PR (Planned Residential) & RB (General Residential)

East: Residential / A (Agriculture) & PR (Planned Residential)

West: Residential / A (Agriculture) & RB (General Residential)

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.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning**
APPROVE a density of 5 du/ac.

PR zoning at up to 5 du/ac is consistent with other residential zoning and development noted in the area. The sector plan proposes low density residential uses for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under PR, RA and A zoning.
2. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the existing and proposed residential development along this portion of E. Emory Rd.
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

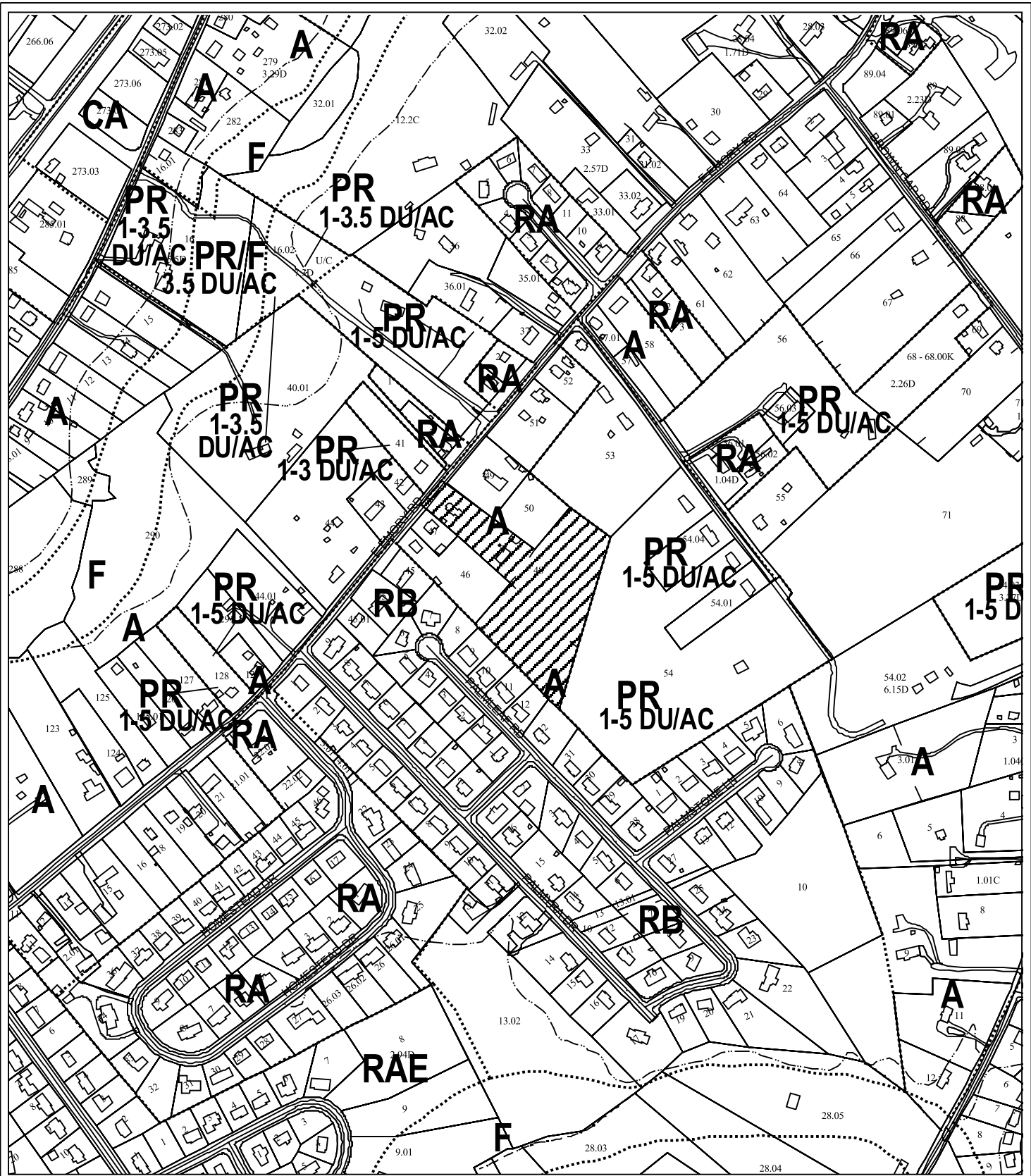
1. Public water and sewer utilities are available to serve the site.
2. This proposal will have minimal impact on schools and the street system.
3. At the requested density, up to 27 dwelling units could be proposed on the subject property. This density would add approximately 270 vehicle trips per day to the street system and about 7 school aged children to area schools.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review process.
5. In order to subdivide the subject property, the applicant will be required to dedicate right of way along E. Emory Rd., as part of the platting process. The Knoxville-Knox County Major Road Plan requires a dedication of 50 feet from the centerline of the right of way in this section of E. Emory Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

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.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



1-P-07-RZ
REZONING

Petitioner: Daniel Cox

Map No: 29

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 12/27/06 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

