

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



**File Number:** 1-D-22-SP **Related File Number:** 1-K-22-RZ  
**Application Filed:** 11/29/2021 **Date of Revision:**  
**Applicant:** PERRY SMITH DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** Northeast side of Tazewell Pike and Shannondale Road  
**Other Parcel Info.:**  
**Tax ID Number:** 49 02403 & 02404 **Jurisdiction:** County  
**Size of Tract:** 12.81 acres  
**Accessibility:** Access is via Tazewell Pike, a minor arterial with a pavement width of 25-ft within a right-of-way width of 88-ft. Access is also via Shannondale Road, a minor collector, with a pavement width of 27 feet within a right-of-way width of 50-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** North City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area has remained larger lot single family residential with limited attached residential uses that developed around 2003-2005. Closed depressions, indicating the probably presence of sinkholes are noted in this area as well.

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

**Street:** 4605 Tazewell Pike & 0 Shannondale Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) up to 5 du/ac  
**Previous Requests:** 9-I-88-RZ & 4-AA-96-RZ  
**Extension of Zone:** Yes, MDR and RB is across the street.  
**History of Zoning:** 4-I-88-RZ: RB to RA (Tabled), 4-AA-96-RZ: RB to RA

## PLAN INFORMATION (where applicable)

