CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-K-02-RZ Related File Number:

Application Filed: 12/11/2001 Date of Revision:

Applicant: JAMES R. WHITE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Andes Rd., northeast side of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 105 42, 42.05 Jurisdiction: County

Size of Tract: 31.22 acres

Accessibility: Access is via Andes Rd., a major collector street with 16' to 17' of pavement width within a 40' right-of-

way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Residential subdivision Density: 1 to 3 dwellings per

acre

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within the low density residential development area found along Middlebrook Pike north of N.

Cedar Bluff Rd. zoned PR, RA and A.

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

Street: 1315 Andes Rd.

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

History of Zoning: None noted for this site, but other property in the area has been zoned PR for single family subdivision

development in the last 10 years.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning

APPROVE a density of 1 to 3 dwellings per acre.

Staff Recomm. (Full): PR zoning at 1 to 3 dwellings per acre is consistent with surrounding residential zoning and

development. The sector plan proposes low density residential use for this site.

Comments: Maximum development of this site would be 93 houses, which would generate approximately 930

vehicle trips per day and add 42 children to the area school population. The pavement of Andes Rd is less than 20' wide at this location. The property, however, is only 600' from Middlebrook Pike which is scheduled to be improved to a four lane median divided facility in the next several years. The Andes Rd. pavement will need to be widened to 20' as part of the subdivision process if more than one dwelling per

acre is proposed, and Andes Rd. is to serve as access to the development.

MPC Action: Approved MPC Meeting Date: 1/10/2002

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: 1/10/2002 **Date of Denial: Postponements:**

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 2/25/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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