

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 1-K-02-RZ                      **Related File Number:**  
**Application Filed:** 12/11/2001              **Date of Revision:**  
**Applicant:** JAMES R. WHITE  
**Owner:**

### 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:**

