

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-K-05-PA                      **Related File Number:** 1-T-05-RZ  
**Application Filed:** 12/13/2004                      **Date of Revision:**  
**Applicant:** LUTTRELL DEVELOPMENT COMPANY  
**Owner:**

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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## PROPERTY INFORMATION

**General Location:** South side Ball Camp Pike, east side Matlock Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 H B PART OF 055    **OTHER:** MAP ON FILE AT MPC                      **Jurisdiction:** City  
**Size of Tract:** 7.5 acres  
**Accessibility:** Access is via Matlock Dr., a local street with 18' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision                      **Density:** 4 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** A portion of the subject parcel is developed with the Helen Ross McNabb Center, a treatment facility, under O-1 zoning. To the south, east and west of the parcel, are single family residences, developed under R-1 zoning.

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

**Street:** 5310 Ball Camp Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LDR from south, east and west  
**History of Zoning:** None noted for this site. The Helen Ross McNabb Center to the north was approved as a use on review in 1997.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)

