

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 10-C-07-PA                      **Related File Number:** 10-C-07-RZ  
**Application Filed:** 8/28/2007                      **Date of Revision:**  
**Applicant:** DAVID B. GIBSON

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:** Northwest side Mars Hill Rd., east side N. Gallaher View Rd., south of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 119 D D 003                      **Jurisdiction:** City  
**Size of Tract:** 3.59 acres  
**Accessibility:** Current access is via Mars Hill Rd., a local street with 18' of pavement width within 50' of right of way. The property also has frontage on N. Gallaher View Rd., a minor arterial street with 4 lanes and center turn lane within 60-100' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and garage  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 7 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR & STPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** To the east of this site is detached residential development, zoned R-1E. To the south and west of the site, fronting on N. Gallaher View Rd., there are multi-dwelling attached residential developments, zoned RP-1, RB and R-2.

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

**Street:** 645 Mars Hill Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1E (Low Density Exclusive Residential), A-1 (General Agricultural) & F-1 (Floodway)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential) & F-1 (Floodway)  
**Previous Requests:** 4-G-01-PA  
**Extension of Zone:** Not an extension of MDR, but there is an MDR designation nearby to the south.  
**History of Zoning:** MPC and City Council both denied a One Year Plan amendment request for Office on this property in 2002 (4-G-01-PA).

### PLAN INFORMATION (where applicable)

