

# 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:** 10-D-02-RZ                      **Related File Number:** 10-C-02-PA  
**Application Filed:** 9/10/2002              **Date of Revision:**  
**Applicant:** BARON BUILDERS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Lippencott St., east side Martin Mill Pike, northeast of Chapman Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 A K 2 (PART) AND 7    **OTHER:** MAP ON FILE.                      **Jurisdiction:** City  
**Size of Tract:** 5 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family dwellings    **Density:**  
**Sector Plan:** South City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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 RP-1 (Planned Residential) zoning. Applicant requested R-2 (General Residential) APPROVE a density of 6 to 24 units per acre

Staff Recomm. (Full): RP-1 zoning at 6 to 24 units per acre is consistent with adjacent residential zoning and development and would permit consideration of multi-family housing in a manner compatible with surrounding development and the environmental constraints of the site which includes steep slopes. Review of the plan will also help to protect the historical significance of Fort Stanley, a Civil War site located to the north.

Comments:

MPC Action: Denied MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: DENY R-2 (General Residential)

Date of MPC Approval: Date of Denial: 10/10/2002 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 10/14/2002

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 11/12/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Appeal withdrawn Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Denial Stands

Date of Legislative Appeal: Effective Date of Ordinance: