

# 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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**File Number:** 10-W-07-RZ                      **Related File Number:**  
**Application Filed:** 9/26/2007                      **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

### PROPERTY INFORMATION

**General Location:** Southwest side Bakertown Rd., west of Joe Hinton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 192.01, 193, 195.01                      **Jurisdiction:** County  
**Size of Tract:** 11 acres  
**Accessibility:** Access is via Bakertown Rd., a major collector street with 20' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential subdivision  
**Surrounding Land Use:**  
**Proposed Use:** Residences                      **Density:** 4 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a residential area of both single family and attached units that have occurred under RA, PR, and Agricultural zones.

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

**Street:**  
**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:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned RA and PR for residential subdivision development

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density up to 4 du/ac.

Staff Recomm. (Full): PR zoning is consistent with other residential zoning and development in the area and the subdivision development that has been constructed on this site. The sector plan proposes low density residential uses for this site.

Comments: The zoning of this site was incorrectly shown as PR (Planned Residential) at the time a concept subdivision plat was submitted and approved for this site. The development of the property proceeded through final plat approval and was ready to be recorded when the zoning error was discovered. This PR zoning will correct the situation and allow the recording of the final plat and completion of the development.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 4 dwelling units per acre

Date of MPC Approval: 10/11/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 10/22/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: