# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 11-I-01-RZ Related File Number:

**Application Filed:** 10/19/2001 **Date of Revision:** 

Applicant: CLEO C. HENDRIX, JR.

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# PROPERTY INFORMATION

**General Location:** East side of Hickey Rd., north of Bob Gray Rd.

Other Parcel Info.:

Tax ID Number: 118 094 Jurisdiction: County

Size of Tract: 1.16 acres

Access is via Hickey Rd., a minor collector street with 18' of pavement within a 40' right-of-way.

# GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling

**Surrounding Land Use:** 

Proposed Use: Single family / Duplex Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of low density residential development that has developed within RA and PR zoning

along Bob Gray Rd. and Hickey Rd.

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

Street: 1212 Hickey Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but surrounding property has been rezoned RA and PR for residential

subdivision development over the last 30 years

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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: kp

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full): The low density residential uses permitted by RA zoning are compatible with surrounding residential

zoning and development. The sector plan proposes low density residential uses for this site.

The rezoning of this site to RA for a subdivision and addition of a duplex will not increase the density

beyond the designated low density proposal of the sector plan.

MPC Action: Approved MPC Meeting Date: 11/8/2001

**Details of MPC action:** 

Comments:

**Summary of MPC action:** APPROVE RA (Low Density Residential)

**Date of MPC Approval:** 11/8/2001 **Date of Denial: Postponements:** 

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/17/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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