

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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: 11-T-02-RZ **Related File Number:**
Application Filed: 10/22/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Southwest side Alcoa Hwy., north and west sides Topside Rd.
Other Parcel Info.:
Tax ID Number: 147 53.01 **Jurisdiction:** City
Size of Tract: 0.29 acres
Accessibility: Access is via Alcoa Hwy., a four lane expressway with center turn lane within over 300' of right of way, or via Topside Rd., a minor collector street with 100-115' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, wooded land
Surrounding Land Use:
Proposed Use: Vacant, wooded land **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area on the east side of Alcoa Hwy. has been developed with residential uses under RP-1 and Estates zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: RB (General Residential)
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE R-2 (General Residential) zoning.

Staff Recomm. (Full): R-2 is the most comparable zone to the previous County zoning and is appropriate for this site. The South County Sector Plan proposes low density residential uses for this property.

Comments: This site is currently vacant and wooded. It is relatively small at 0.29 acre and is adjacent to the right of way of Alcoa Hwy. on the west side, Topside Rd. right of way on the south and east sides, and a gas utility equipment facility on the north side. It is unlikely that the site will be developed for residential use, but the R-2 zone gives the owner reasonable use of the property under a zone comparable with the previous County zoning.

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

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

Date of MPC Approval: 11/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 12/10/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: