

# 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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**File Number:** 12-F-01-RZ                      **Related File Number:**  
**Application Filed:** 11/14/2001              **Date of Revision:**  
**Applicant:** JIM RACEK  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Woody Dr., southeast of Sunnyview Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 34    **Jurisdiction:** County  
**Size of Tract:** 1.1 acres  
**Accessibility:** Access is via Woody Dr., a minor collector street with 20' of pavement within a 40' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex    **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within the Concord residential community that has developed within A, PR and RA 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:** RA (Low Density Residential)  
**Previous Requests:** None noted for this site, but other property in the area has been zoned RA and PR.  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other property in the area has been zoned PR for residential subdivision in recent years.

### 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 RA (Low Density Residential) zoning.

Staff Recomm. (Full):

RA zoning is consistent with adjoining single family development and PR zoning. The sector plan proposes low density residential use for this site.

Comments:

The applicant intends to create two lots from this parcel and seek approval to construct a duplex on each lot. Property fronting on Woody Rd. to the southwest was recently approved for duplex development.

MPC Action:

Approved

MPC Meeting Date: 12/13/2001

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

Date of MPC Approval:

12/13/2001

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:

1/28/2002

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: