

# 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:** 12-L-07-RZ                      **Related File Number:**  
**Application Filed:** 11/1/2007              **Date of Revision:**  
**Applicant:** ROBERT J. BENZ, JR., AND LAURA EDGE

### PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., west of Steele Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 117 006.02                      **Jurisdiction:** County  
**Size of Tract:** 1.01 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with 21' of pavement width within 85' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Law office                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Mixed Uses  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is now primarily developed with residential and agricultural uses under A zoning. However, a school is located to the east, zoned I, and there is a significant amount of CA zoned land to the east around the intersection of Hardin Valley Rd. and Steele Rd.

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

**Street:** 11519 Hardin Valley Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CR (Rural Commercial)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**