CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-C-04-RZ Related File Number: 2-A-04-SP

Application Filed: 1/12/2004 **Date of Revision:**

Applicant: LOIS J. LOWE

Owner:



4 0 0 M ain Street 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: North side Kimberlin Heights Rd., southwest of Burnett Creek Rd

Other Parcel Info.:

Tax ID Number: 124 212.01 Jurisdiction: County

Size of Tract: 5.34 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplexes or townhouses Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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: RB (General Residential)

Previous Requests: None noted

Extension of Zone:

History of Zoning:

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:

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning. (Applicant requested RB zoning.)

APPROVE a density of 1 to 5 dwellings per acre based on denial of the sector plan amendment.

Staff Recomm. (Full): PR zoning would allow consideration of the proposed duplex development at a density of up to 5 units

per acre, which is compatible with the surrounding development and zoning. The requested RB zoning would allow development up to 12 units per acre without any public review process involving either the community or the Planning Commission. The RB permitted density would be out of character with surrounding development that includes townhouses developed at 7 units per acre and scattered single

family housing on individual lots. .

Comments:

MPC Action: Approved MPC Meeting Date: 2/12/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 2/12/2004 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: 3/22/2004 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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