# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 2-D-02-RZ Related File Number:

Application Filed: 1/17/2002 Date of Revision:

**Applicant:** RALPH TEAGUE

Owner:



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

### PROPERTY INFORMATION

**General Location:** Northwest side E. Emory Rd., northwest of Thomas Ln.

Other Parcel Info.:

Tax ID Number: 29 38 Jurisdiction: County

Size of Tract: 0.5 acres

Access is via E. Emory Rd., a major arterial street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Residence and duplex Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This residential site was developed as part of the rural residential area along E. Emory Rd. under A

zoning, which has been developed with more intensive residential uses in recent years under RA and

PR zoning.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) and A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: The PR part of the site was zoned with the property to the north for a second access to E. Emory Rd.

Extension of Zone: No

**History of Zoning:** None noted for this site, but other nearby property has been zoned RA and PR in recent years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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)

Staff Recomm. (Full): RA zoning is consistent with other recent residential zoning and development that has occurred in the

area, which includes townhouses to the north. The sector plan proposes low density residential use for

this site.

**Comments:** The applicant is seeking RA zoning to be able to subdivide the property into two lots and develop a

duplex on the new lot.

MPC Action: Approved MPC Meeting Date: 2/14/2002

**Details of MPC action:** 

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

Date of MPC Approval: 2/14/2002 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: 3/25/2002 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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