

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 2-H-07-RZ                      **Related File Number:**  
**Application Filed:** 1/2/2007              **Date of Revision:**  
**Applicant:** JAMES KERNELL  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Heiskell Rd., northwest of Windstone Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 46 212                      **Jurisdiction:** County  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Heiskell Rd., a minor arterial street with 20' of pavement width within 70' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Two lot subdivision                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with residential uses under A, PR and RA zoning. There is a CA zoned property to the southeast that does not have a business, but has a large paved area with a construction vehicle being stored on the site.

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

**Street:** 8134 Heiskell Rd  
**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  
**Extension of Zone:** Yes, extension of RA from the southeast (parcel 214.06), across Heiskell Rd., which was rezoned RA in Sept. 2006 (9-E-06-RZ).  
**History of Zoning:** Parcel 214.06 to the southeast was rezoned RA in Sept. 2006 (9-E-06-RZ).

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**