

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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www.knoxmpc.org

File Number: 2-I-03-RZ **Related File Number:**
Application Filed: 1/13/2003 **Date of Revision:**
Applicant: MALLARD BAY PARTNERSHIP
Owner:

PROPERTY INFORMATION

General Location: East end of Mallard Bay Dr., east of Harvey Rd.
Other Parcel Info.:
Tax ID Number: 162 48 **Jurisdiction:** County
Size of Tract: 74.2 acres
Accessibility: Access is via Mallard Bay Dr., and Distant View Ln., both local streets with 26' pavement widths within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Single family detached residential subdivision **Density:** 2 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within the area of Southwest Knox County that is developing with low density residential uses under PR zoning.

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

Street: 12581 Mallard Bay Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted for this site, but adjacent property was zoned PR in 1993. (3-K-93-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

Date of Legislative Appeal:

Effective Date of Ordinance: