

# 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:** 2-N-02-RZ                      **Related File Number:**  
**Application Filed:** 1/17/2002              **Date of Revision:**  
**Applicant:** EAGLE BEND REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side of Lovell Rd., northeast of Gray Oaks Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 169.02                      **Jurisdiction:** County  
**Size of Tract:** 15 acres  
**Accessibility:** Access is via Lovell Rd., a minor arterial street with 50' of right of way and 20' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Single-family detached dwellings.                      **Density:** 1-4 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with residential uses under A, 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:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted.  
**Extension of Zone:** No.  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1-4 du/ac.

Staff Recomm. (Full): PR zoning at 1-4 du/ac is consistent with the surrounding land uses and zoning pattern.

Comments: The Northwest County Sector Plan designates this property for low density residential uses. The recommended zoning and density is consistent with nearby residential development and with the sector plan. Under PR zoning, a development plan as a use on review will have to be approved by MPC prior to any development of the property. The current RA zoning does not require use on review approval. The three parcels to the northwest will have to be provided permanent access through the new development of the subject property to prevent them from becoming landlocked. The access to Lovell Rd. for the development should line up with Hickey Rd. across the street, and TDOT will also have to approve the new curbcut to Lovell Road. Also, any drainage or grading issues can be addressed as part of the use on review / concept plan review process.

MPC Action: Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-4 dwelling units per acre

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: 4/22/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: