# CASE SUMMARY

## APPLICATION TYPE: GOVERNMENTAL REZONING

File Number:	2-Q-02-RZ
Application Filed:	1/17/2002
Applicant:	CITY OF KNOXVILLE
Owner:	

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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#### PROPERTY INFORMATION

General Location:	West side N. Cedar Bluff Rd., south side Fox Lonas Rd		
Other Parcel Info.:			
Tax ID Number:	119 5,17	Jurisdiction:	City
Size of Tract:	27.25 acres		
Accessibility:	Access is via N. Cedar Bluff Rd., a four-lane, minor arterial street.		

**Related File Number:** 

Date of Revision:

# GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	None stated		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	This undeveloped site is part of the residential and related development pattern found along N. Cedar Bluff Rd., within PR, RP-1, RA and A zoning.		

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

Street:

9242 Fox Lonas Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	No Zone	
Former Zoning:	PR (Planned Residential) and A(Agricultural)	
Requested Zoning:	RP-1 (Planned Residential)	
Previous Requests:	PR portion was zoned in 1970's	
Extension of Zone:	Yes	
History of Zoning:	Property was zoned PR in the county in 1975 (12-G-75-RZ).	

## PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

**Requested Plan Category:** 

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	ACTION AND DISPOSITION	
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	· · ·	anned Residential) zoning for the entire s of 12 dwelling units per acre	site.
Staff Recomm. (Full):	RP-1 zoning at this density is consistent with surrounding residential zoning and development that includes apartments, a church school campus, and businesses. The sector plan proposes medium density residential uses for this site.		
Comments:	RP-1 zoning of the entire site will put all the annexed property under the same zoning and will permit consideration of development proposals that are compatible with surrounding development. There are sinkholes in the area being considered for rezoning, which make it unsuitable for intense development. The number of units and project layout would be determined with future site plan proposals under the RP-1 zoning. The eastern portion of this property, under a 150 ft. wide power line easement, had been zoned A in the county.		
MPC Action:	Approved		MPC Meeting Date: 2/14/2002
Details of MPC action:			
Summary of MPC action:	APPROVE RP-1 (P	anned Residential) at a density of 12 dwe	elling 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:	City Council	
Date of Legislative Action:	3/19/2002	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved (Emergency)	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: