

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-U-02-RZ **Related File Number:**
Application Filed: 1/17/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northeast side Chimney Ridge Rd., southwest of Amherst Rd. and portion of L & N Railroad right-of-way
Other Parcel Info.:
Tax ID Number: 92 60.01 **Jurisdiction:** City
Size of Tract: 4.69 acres
Accessibility: Access is via Chimney Ridge Rd. a local street with a driveway access within a 50' right-of-way

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 vacant tract is within a residential neighborhood that is made up of single family housing and a mobile home park that has developed under R-1 and R-2 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: I (Industrial)
Requested Zoning: I-3 (General Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was zoned Industrial in the County in the mid 1940's.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE R-1 (Single-Family Residential) zoning rather than the I-3 (General Industrial) zoning advertised. The property owner agrees with R-1 zoning of the property.

Staff Recomm. (Full): This property, which is accessed by a local street through an established single-family subdivision, is inappropriate for industrial development. The sector plan proposes low density residential use for this site.

Comments: Although this property has been zoned industrial for years, it has never been used for that purpose. The property is not appropriate for industrial uses because of access limitations and the surrounding residential development.

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

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single-Family 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: 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: