

CASE SUMMARY

APPLICATION TYPE: ANNEXATION 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: 3-D-12-RZ
Application Filed: 1/27/2012
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Washington Pike, southeast side McCampbell Dr., southwest of Mill Rd.
Other Parcel Info.:
Tax ID Number: 49 08802 & PT OF 08801 OTHER: MAP ON FILE AT MP **Jurisdiction:** City
Size of Tract: 110.54 acres
Accessibility: Access is via McCampbell Dr., a local street with 16' of pavement width within 50' of right-of-way. There is also access from Washington Pike, a minor arterial street with 22' of pavement width within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multi-dwelling residential
Surrounding Land Use:
Proposed Use: Multi-dwelling residential **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR and HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is primarily developed with residential uses under RA, RB, R-2 and PR zoning. There is some industrial (LI & I) zoning in the area. There are also commercial uses and zoning to the southwest, zoned PC-1 and C-3.

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: RB (General Residential) and PR (Planned Residential) @ 1-4 du/ac
Requested Zoning: R-2 (General Residential) and RP-1 (Planned Residential) @ 1-4 du/ac
Previous Requests: None noted
Extension of Zone: Yes, extension of R-2 from the southeast
History of Zoning: This property was rezoned from I to PR and then later from PR to RB in the 2000's

PLAN INFORMATION (where applicable)

undisturbed condition.

2. At the time of development plan approval, a method for providing public access to the area shown as a conservation easement, such as a trail or greenway easement, shall be documented and shown on the development plan.

Summary of Action:

RP-1 (Planned Residential) zoning at up to 264 dwelling units for developed area and RP-1 at up to 5.5 du/ac subject to 2 conditions for remainder of site

Date of Approval:

5/10/2012

Date of Denial:

Postponements: 3/8/12-4/12/12

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 6/12/2012

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: