

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: 3-E-02-RZ **Related File Number:** 3-B-02-SP
Application Filed: 2/13/2002 **Date of Revision:** 3/2/2002
Applicant: ROGER PHILLIPS
Owner:

PROPERTY INFORMATION

General Location: Southwest of Ball Camp Pike, south side railroad right-of-way, south of Fitzgerald Rd.
Other Parcel Info.:
Tax ID Number: 91 214.01 **Jurisdiction:** County
Size of Tract: 5.6 acres
Accessibility: Access is via Ball Camp Pike, a minor arterial street with 18' to 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family or duplex development **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is part of a predominately residential development area that has occurred under RA, PR, A and I zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None for this site, but portions of this area were part of general down zoning from industrial to RA in 1975.

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 RA (Low Density Residential) zoning

Staff Recomm. (Full): RA zoning is consistent with the established and developing residential development pattern of surrounding nearby property. The sector plan proposes low density residential use for this site.

Comments: The applicant revised his request from LI to RA zoning. Other recent zone changes in the area have been to RA and PR for single family residential development.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 5/9/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 3/14/02-4/11/02

Date of Withdrawal: 5/9/2002 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: