# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 3-H-01-RZ Related File Number:

Application Filed: 2/1/2001 Date of Revision:

Applicant: GARY KOONTZ

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## PROPERTY INFORMATION

**General Location:** West side of Washington Pk., north of Babelay Rd.

Other Parcel Info.:

Tax ID Number: 49 103.06 OTHER: PORTION OF 049 103.02 (SURVEY Jurisdiction: County

Size of Tract: 4.9 acres

Access ibility: Access is via Washington Pk., a minor arterial street with 60-70' of right of way and 23-26' of pavement

in this section.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.

**Surrounding Land Use:** 

Proposed Use: Condominiums. Density:

Sector Plan: North City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area

**Neighborhood Context:** This area has been developed with residential dwellings and a church.

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

**Street:** 5713 Washington Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests: None noted.

**Extension of Zone:** Yes. Extension of RB to the west and south.

History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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: MAB

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential). [Applicant requested RB (General Residential)].

APPROVE a density of 1-5 du/ac.

Staff Recomm. (Full): PR zoning on these properties is consistent with the surrounding land uses and zoning and will allow

the applicant to develop the property with condominiums as proposed. The recommended density of 1-

5 du/ac is the same intensity to surrounding development and zoning.

Comments: The North City Sector Plan designates these properties for low density residential use. The applicant

has an option to purchase the rear, undeveloped portion of parcel 103.02, behind an existing church in the front, and is requesting rezoning on only that portion. The applicant's surveyor has submitted a plat showing the exact portion of that parcel to be considered for rezoning. The attached zoning map shows

as closely as possible where the zoning line would be if approved.

MPC Action: Approved MPC Meeting Date: 3/8/2001

**Details of MPC action:** Approved PR at 1-7 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-7 dwelling units per acre

Date of MPC Approval: 3/8/2001 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: 4/23/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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