

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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www.knoxmpc.org

File Number: 3-M-02-RZ **Related File Number:**
Application Filed: 2/11/2002 **Date of Revision:**
Applicant: RIC MIXON
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Old Maynardville Pike, southwest of Maynardville Pike.
Other Parcel Info.:
Tax ID Number: 28 M D 16 **Jurisdiction:** County
Size of Tract: 7.95 acres
Accessibility: Access is via Old Maynardville Pike, a local street with 19' of pavement within a 40' right-of-way, and through an adjoining development to E Emory Rd., a major arterial street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: 8 additional units on east side of Willow Fork. **Density:** 3.5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential and Stream Protection Area
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the residential development found along Old Maynardville Pike, east of the commercial uses found on Maynardville Pike within CA and CB zones.

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

Street: 7604 Old Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / F (Floodway) @ 3 du/ac and PR (Planned Residential) @ 1-3 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) / F (Floodway) @ 3.5 du/ac and PR (Planned Residential) @ 3.5 du/ac
Previous Requests: Property was approved by MPC for PR and PR/F at 3 du/ac on April 11, 1996. (4-C-96-RZ)
Extension of Zone: Yes
History of Zoning: Property was zoned PR in 1996 (4-C-96-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

