# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 3-M-02-RZ Related File Number:

Application Filed: 2/11/2002 Date of Revision:

Applicant: RIC MIXON

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

#### **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

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 Are

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:** 

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**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 PR (Planned Residential) and PR (Planned Residential)/F (Floodway) at 3.5 dwelling units

per acre

Staff Recomm. (Full): The proposed increased density is compatible with surrounding residential and commercial zoning and

development. The sector plan proposes low density residential use for this site.

Comments: An increase in density of one-half unit per acre would allow eight more units to be placed on this

property subject to MPC approval of a site plan.

MPC Action: Approved MPC Meeting Date: 3/14/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) and PR (Planned Residential)/F (Floodway) at 3.5 dwelling units

per acre

Date of MPC Approval: 3/14/2002 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: 4/22/2002 Date of Legislative Action, Second Reading: 5/28/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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