

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-U-01-RZ **Related File Number:**
Application Filed: 2/6/2001 **Date of Revision:**
Applicant: MARVIN SHAFER
Owner:

PROPERTY INFORMATION

General Location: North side Jenkins Rd., west of Joe Hinton Rd.
Other Parcel Info.:
Tax ID Number: 105 145,145.01,145.02,145.03 OTHER: 145.04 & 192 **Jurisdiction:** County
Size of Tract: 7.98 acres
Accessibility: Access is via Jenkins Rd., a minor collector street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two homes.
Surrounding Land Use:
Proposed Use: Private development rental homes. **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by single family housing that has developed within RA, PR and A zones.

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

Street: 7507 Jenkins Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted.
Extension of Zone: Yes
History of Zoning: None noted for this site, but nearby properties have been zoned RA and PR for residential development.

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:

Staff Recomm. (Abbr.): APPROVE PR Planned Residential.
APPROVE a density of 1 to 4 dwellings per acre.

Staff Recomm. (Full): The irregular shape of this property may not permit development at the density requested. The sector plan proposes low density residential use for this site.

Comments: Surrounding single family residential development has occurred at approximately 3 dwellings per acre. The development of this site at 4 dwelling units per acre may be difficult due to the irregular shape of the property and the difficulty of placing 4 units per acre on the site in a manner that conforms with the setback, parking, access, and open space requirements in the PR zone.

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

Details of MPC action:

Summary of MPC action: APPROVE PR Planned Residential at a density of 1-3 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: 5/29/2001

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: