

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-V-01-RZ **Related File Number:**
Application Filed: 2/14/2001 **Date of Revision:**
Applicant: RICHARD JOHNSON
Owner:

PROPERTY INFORMATION

General Location: North side Middlebrook Pike, west of Shallowford Rd.
Other Parcel Info.:
Tax ID Number: 105 84,84.01,85 OTHER: 86 (PORTION ZONED OA TO **Jurisdiction:** County
Size of Tract: 12.49 acres
Accessibility: Access is via Middlebrook Pike, a four lane median divided minor arterial street within a 120' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Attached residential units and retail center **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is at the eastern edge of the Middlebrook Pike commercial /office node that has been developing within PC and CA zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: OA (Office Park), RA (Low Density Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business) & PR (Planned Residential)
Previous Requests: OA portion of site was zoned in 1993
Extension of Zone: CA yes, PR no
History of Zoning: OA property was zoned as buffer for the CA to the west in 1997 (6-A-97-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

