CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

www•knoxmpc•org

File Number:3-V-01-RZApplication Filed:2/14/2001Applicant:RICHARD JOHNSONOwner:Comparison

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.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Residences and vacant land		
Surrounding Land Use:			
Proposed Use:	Attached residential u	nits 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:

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 CA and PR. APPROVE PR @1 to 4 units per acre.		
Staff Recomm. (Full):	The planned residential development will buffer the established residential subdivision to the east from commercial development within the CA zone. The sector plan proposes commercial and office uses for this area.		
Comments:	The requested zoning pattern establishes a suitable boundary for the eastern edge of the Middlebrook Pike/Cedar Bluff Rd. commercial node. This boundary is currently provided by the OA zone.		
MPC Action:	Approved		MPC Meeting Date: 3/8/2001
Details of MPC action:			
Summary of MPC action:	APPROVE CA (General Business) and PR (Planned Residential) at a density of 1- 4 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":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: