

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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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**File Number:** 4-B-13-PA                      **Related File Number:** 4-B-13-RZ  
**Application Filed:** 2/7/2013                      **Date of Revision:**  
**Applicant:** RUFUS H. SMITH JR. & COMPANY

## PROPERTY INFORMATION

**General Location:** Southeast side Deane Hill Dr., northeast side Winchester Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 E D 001                      **Jurisdiction:** City  
**Size of Tract:** 2.2 acres  
**Accessibility:** Access is via Deane Hill Dr., a major collector street with 18' of pavement width within 50' of right-of-way, or Winchester Dr., a local street with 26' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Duplex and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling residential development                      **Density:** 12 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with residential uses under R-1 and RP-1 zoning. There is a community recreation center to the southwest at the corner of Morrell Rd. and Deane Hill Dr., zoned OS-2. The apartments on the northeast corner of that intersection are zoned RP-1 at a density of 6-14-du/ac.

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

**Street:** 7144 Deane Hill Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)



**If "Other":** Postponed until 7-9-13, 8-6-13, 9-3-13, 10-29-13

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**