

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: 4-E-01-RZ **Related File Number:**
Application Filed: 3/6/2001 **Date of Revision:**
Applicant: DUCK RIVER PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Kalmia Rd., south of Papermill Dr.
Other Parcel Info.:
Tax ID Number: 107 F A 11.01, 12 **Jurisdiction:** City
Size of Tract: 1.25 acres
Accessibility: Access is via Kalmia Dr., a local street with 21' of pavement width and 50' of right of way. Papermill Dr., which is 120' from the subject property, is a major collector street with 22' of pavement width and 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence.
Surrounding Land Use:
Proposed Use: Medical / professional offices. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with a mix of office, single family residential and multi-family residential uses.

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

Street: 1309 Kalmia Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: O-3 (Office Park)
Previous Requests: None noted.
Extension of Zone: Yes. Extension of O-3 zoning to the north and west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

