CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-FF-01-RZ Related File Number:

Application Filed: 3/26/2001 Date of Revision:

Applicant: CHARLES VARNELL

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: East and southwest side S. Gallaher View Rd. north of Westland Dr.

Other Parcel Info.:

Tax ID Number: 133 26, 27, 28 & 61 **Jurisdiction:** County

Size of Tract: 7 acres

Access is via S. Gallaher View Rd., a major collector street with 20' of pavement within a 40' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Single family attached housing Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within a low density residential neighborhood that extends along both sides of S. Gallaher

View Rd. within PR, RA, RAE and A zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 4 du/ac.

Former Zoning:

Requested Zoning: PR (Planned Residential) @ 6 du/ac.

Previous Requests: Property was zoned PR at 4 units per acre in 2000, (3-F-00-RZ).

Extension of Zone: Yes

History of Zoning: Property was zoned PR @ 4 du/ac in 2000, (3-F-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: kp DENY PR (Planned Residential) at 6 units per acre. Staff Recomm. (Abbr.): The surrounding PR zoning and established residential development pattern support retaining the 4 Staff Recomm. (Full): dwelling units per acre as the maximum density for this site. The sector plan proposes low density residential use (no more than 5 du/ac) for this site. The existing zoning allows reasonable development opportunities. Recent improvements to the intersection of S. Gallaher View Rd. and Westland Dr. have included a Comments: signalized intersection and a more level at-grade railroad crossing. These improvements, however, do not warrant establishing a density for the subject property greater than 4 dwelling units per acre, which is consistent with the surrounding area's development pattern. MPC Action: Denied (Withdrawn) MPC Meeting Date: 5/10/2001 **Details of MPC action: Summary of MPC action:** Date of Denial: 4/12/01-5/10/01 Date of MPC Approval: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: LEGISLATIVE ACTION AND DISPOSITION Legislative Body: **Date of Legislative Action:** Date of Legislative Action, Second Reading: **Ordinance Number:** Other Ordinance Number References: **Disposition of Case: Disposition of Case, Second Reading:**

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If "Other":

Amendments:

Effective Date of Ordinance:

If "Other":

Amendments:

Date of Legislative Appeal: