

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-H-01-RZ **Related File Number:**
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: LUTTRELL DEVELOPMENT LLC
Owner:

PROPERTY INFORMATION

General Location: West side Brickyard Rd., northeast side Norfolk Southern Railroad ROW, north of W. Emory Rd
Other Parcel Info.:
Tax ID Number: 56 G A 17 **Jurisdiction:** County
Size of Tract: 34 acres
Accessibility: Access is via Brickyard Rd., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1-5
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This vacant site is within the Powell residential community that has developed under A, RA, RB, and PR zones

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

Street: 7909 Brickyard Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted for this site, but other properties to the north and west have been zoned PR recently.
Extension of Zone: Yes
History of Zoning: None noted for this site, but the property in the area has been zoned PR for subdivision development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

