CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-K-03-RZ Related File Number:

Application Filed: 3/12/2003 Date of Revision:

Applicant: J. D. ROBISON

Owner:



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

PROPERTY INFORMATION

General Location: Southwest side Old Clinton Pike, southwest of Bell Campground Rd.

Other Parcel Info.:

Tax ID Number: 55 M A 019 OTHER: (PORTION ZONED A AND CA) MAP Jurisdiction: County

Size of Tract: 3.5 acres

Access ibility: Access is via Old Clinton Pike, a minor 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: Multi-family Density:

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of an older residential area that has developed along Old Clinton Pike under RB 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: A (Agricultural) and CA (General Business)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:56 PM Page 1 of 2

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RB (General Residential) zoning

Staff Recomm. (Full): RB zoning is compatible with the scale and intensity of surrounding zoning and development that

includes commercial uses, mobile home parks, and single family uses. The sector plan proposes multi-

family and commercial uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. The requested RB zoning is appropriate to establish a transition between commercial and low

density residential uses.

3. A portion of the property along Old Clinton Pike to the northeast is already zoned RB.

4. RB zoning will allow the subject property, located adjacent to highway commercial uses along

Clinton Hwy., to be used for more appropriate multi-family uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. The impact to Old Clinton Pike will be minimal.

3. The impact to adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes multi-family and commercial uses for this property.

2. The Knoxville-Knox County Growth Policy Plan designates this site as Planned Growth Area.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE RB (General Residential)

Date of MPC Approval: 4/10/2003 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: 5/27/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:56 PM Page 2 of 2