

# 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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**File Number:** 4-L-02-RZ                      **Related File Number:**  
**Application Filed:** 3/13/2002              **Date of Revision:**  
**Applicant:** SCOTT DAVIS - EAGLE BEND REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West of Hart Rd., southwest of Bluegrass Rd., north of Garland Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 PART OF 73 (MAP ON FILE)                      **Jurisdiction:** County  
**Size of Tract:** 5.4 acres  
**Accessibility:** Access is via Hart Rd., a minor collector street with 20' of pavement width and 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached housing                      **Density:** 3 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Low Density Residential and Slope Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with single family residential uses under A, RA, RAE and PR zoning.

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

**Street:** 10102 Bluegrass Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted for this site, but adjacent property was zoned PR at 1-3 du/ac in 2001  
**Extension of Zone:** Yes. Extension of PR zoning from the southeast.  
**History of Zoning:** None noted for this site, but the adjacent property to the southeast was approved for PR at 1-3 du/ac at the Sept. 13, 2001 MPC meeting. (9-C-01-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

