# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-L-02-RZ Related File Number:

Application Filed: 3/13/2002 Date of Revision:

Applicant: SCOTT DAVIS - EAGLE BEND REALTY

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: 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:** 

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): This is a logical extension of the PR zoning from the southeast, and is compatible in scale and intensity

to the surrounding development and zoning pattern. The Southwest County Sector Plan designates this

site for low density residential uses.

**Comments:** The applicant is proposing to extend the previously approved subdivision to the southeast into this site

for single family detached dwellings at the same density. The access to the site would be from Hart Rd. through the approved subdivision, which is not yet under construction. A concept plan and use on review were approved for 38 lots on the adjacent site at the November 8, 2001 meeting. (11-SA-01-C / 11-G-01-UR) Approximately 16 lots could be added to the subdivision if this rezoning is approved,

bringing the total to 54 lots.

MPC Action: Approved MPC Meeting Date: 4/11/2002

**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 4/11/2002 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: 5/28/2002 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:

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