

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-U-01-RZ **Related File Number:**
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: DENNIS KELLY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Hill Rd. northeast of Cabbage Ln.
Other Parcel Info.:
Tax ID Number: 28 131 **Jurisdiction:** County
Size of Tract: 0.9 acres
Accessibility: Access is via Hill Rd., a minor collector street with 19' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Subdivide into two lots **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of the rural residential development that has occurred along Hill Rd., under A zoning.

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

Street: 8026 Hill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other property in the area has been zoned PR and RA for residential subdivision development.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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

Staff Recomm. (Abbr.): APPROVE RA zoning.

Staff Recomm. (Full): Residential subdivision of this site into two lots under RA zoning is consistent with nearby residential zoning and development. The sector plan proposes low density residential use for this site and other properties along the southeast side of Hill Rd. in this area.

Comments: Public sewer is available in the area, but may not be extended to this site for the addition of only one lot.

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 4/12/2001 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: 5/29/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: