

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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-Z-01-RZ                      **Related File Number:**  
**Application Filed:** 3/12/2001              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side of Pleasant Ridge Rd., west of Wadsworth Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 093                      **Jurisdiction:** City  
**Size of Tract:** 1.52 acres  
**Accessibility:** Access is via Pleasant Ridge Rd., a minor arterial street with 20' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence.  
**Surrounding Land Use:**  
**Proposed Use:** Residence.                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is on the edge of low density residential development that has occurred under RA, RB, PR, and RP-1 zoning.

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

**Street:** 6334 Pleasant Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** RB (General Residential) & A (Agricultural)  
**Requested Zoning:** R-2 (General Residential) & A-1 (General Agricultural)  
**Previous Requests:** None noted.  
**Extension of Zone:** No.  
**History of Zoning:** None noted.

## 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: MAB

Staff Recomm. (Abbr.): APPROVE R-1A zoning for the entire site.

Staff Recomm. (Full): The site was zoned RB and A in the county. The city's A-1 zone requires a 10 acre minimum lot for residences, which is greater than this entire site. The sector plan proposes low density residential use for this site

Comments: An R-1A zoned site on a collector street, such as Pleasant Ridge Rd., will allow for use on review approval for multi-family development. The former RB zoning of part of this site allowed multi-family development.

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

Details of MPC action:

Summary of MPC action: APPROVE R-1A (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: City Council

Date of Legislative Action: 5/15/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: