

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST CITY SECTOR PLAN AMENDMENT

**File Number:** 5-E-04-SP                      **Related File Number:** 5-M-04-RZ  
**Application Filed:** 4/26/2004                      **Date of Revision:**  
**Applicant:** JEFF GENCAY  
**Owner:**

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** North side Keck Rd., southeast of Callahan Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 H B 14                      **Jurisdiction:** County  
**Size of Tract:** 1.8 acres  
**Accessibility:** Access is via Keck Rd., a local street with 16' to 17' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is part of a rural residential area that has developed under A zoning. Property to the north, fronting on Callahan Dr., is developing with light manufacturing and commercial uses within LI, CB and C-6 zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RB (General Residential)  
**Previous Requests:** Property was zoned RA in 2000  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned RA in 2001. (6-L-01-RZ)

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)



## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**