

# 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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Knoxville, Tennessee 37902  
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**File Number:** 5-H-01-RZ                      **Related File Number:**  
**Application Filed:** 4/16/2001              **Date of Revision:**  
**Applicant:** DAVID TRANTANELLA  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Gray Hendrix Rd., southwest of Tsawasi Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 90 165,165.01 & 165.02                      **Jurisdiction:** County  
**Size of Tract:** 6.01 acres  
**Accessibility:** Access is via Gray Hendrix Rd., a local street with 18' to 24' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within the Karns residential community that has developed under A, RA and PR zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) @ 1 to 3 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) @ 1to 6 du/ac  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Property was rezoned PR @ 1to 3 du/ac in 2001

### 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:

Staff Recomm. (Abbr.): APPROVE PR zoning at a density of 1 to 4 dwellings per acre (Applicant requests 1 to 6 du/ac)

Staff Recomm. (Full): A density of 1 to 4 units per acre is consistent with surrounding residential development and zoning, and is supported by the sector plan proposal of low density residential uses. The applicant's request of 1 to 6 units per acre is higher than the LDR maximum of 5 units.

Comments: The original rezoning request for this property was for PR at 1 to 5 dwellings per acre. Neighborhood opposition to this request at both MPC and County Commission meetings resulted in the density being reduced to 3 units per acre. The MPC has under consideration a concept plan showing a density of between 3 and 4 dwelling units per acre. This plan will have to be postponed until the zoning of the property has been determined by County Commission.

MPC Action: Approved MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-3.7 dwelling units per acre

Date of MPC Approval: 5/10/2001 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: 6/25/2001 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: