

# 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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**File Number:** 5-K-07-RZ                      **Related File Number:**  
**Application Filed:** 4/2/2007              **Date of Revision:**  
**Applicant:** VICTOR JERNIGAN / BUFFAT MILL ESTATES

### PROPERTY INFORMATION

**General Location:** Northwest side of Ross Rd., northeast of McIntyre Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 60 P A 021                      **Jurisdiction:** City  
**Size of Tract:** 13788 square feet  
**Accessibility:** Access is via Ross Rd., a local street with 15' of pavement width within a 30' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:** 5.99 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Property in the area is zoned R-1 and RP-1 residential. The existing development to the west and south is primarily detached residential dwellings. Attached residences are located to the northeast of the site.

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

**Street:** 5301 Ross Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** none noted  
**Extension of Zone:** Yes, from the north and south.  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned RP-1 in recent years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**