CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865•215•2500
FAX•215•2068
www•knoxmpc•org

File Number: 5-L-02-RZ **Related File Number:**

Application Filed: 4/8/2002 **Date of Revision:**

Applicant: MARVIN SHAFER

Owner:

PROPERTY INFORMATION

General Location: North side Jenkins Rd., east of Summer Spring Blvd.

Other Parcel Info.:

Tax ID Number: 105 145, 145.01, 145.02, OTHER: 145.03, 145.04, 192 **Jurisdiction:** County

Size of Tract: 7.971 acres

Accessibility: Access is via Jenkins Rd., a minor collector street with 40' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Residential **Density:**

Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under A, PR and RA zoning.

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

Street: 7507 Jenkins Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning: A (Agricultural)

Previous Requests: MPC approved PR at 1-3 du/ac on March 8, 2001. A use on review was denied by MPC on June 14, 20

Extension of Zone: Yes, Extension of "A" zoning from the east.

History of Zoning: MPC approved PR zoning @ 1-3 du/ac on 3/8/2001. (3-U-01-RZ) A use on review plan was denied on June 14, 2001. (4-D-01-UR)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE A (Agricultural) zoning.

Staff Recomm. (Full): Agricultural zoning is appropriate for this site, is an extension of agricultural from the west, and will bring the property back to its previous zoning. The Northwest County Sector Plan designates this site for low density residential uses.

Comments: The applicant's request will re-establish the original "A" zoning on this property. Uses allowed under "A" zoning are compatible with the surrounding land uses and zoning pattern. The applicant's previous use on review request for 12 single-family detached rental units was denied by the Planning Commission on June 14, 2001. (4-D-01-UR)

MPC Action: Approved **MPC Meeting Date:** 5/9/2002

Details of MPC action:

Summary of MPC action: APPROVE A (Agricultural)

Date of MPC Approval: 5/9/2002 **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: 6/24/2002 **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:**