CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-H-02-RZ Related File Number:

Application Filed: 5/13/2002 **Date of Revision:**

Applicant: CLIFFORD BOLING

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side E. Governor John Sevier Hwy., southeast side E. Norton Rd., southwest side Harmon

Rd.

Other Parcel Info.:

Tax ID Number: 124 200, 200.01 Jurisdiction: County

Size of Tract: 19.1 acres

Accessibility: Access may be gained from three streets adjacent to the property: E. Norton Rd. - a local street with 50-

60' of right of way and 19' of pavement width; Harmon Rd. - a local street with 35' of right of way and 15' of pavement width; E. Gov. John Sevier Hwy. - a major arterial street with 120' of right of way and

23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House

Surrounding Land Use:

Proposed Use: Condominiums Density: 5 du/ac

Sector Plan: South County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area

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

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

Street: 418 E Norton Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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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 PR (Planned Residential) zoning.

APPROVE a density of 1 to 5 du/ac.

Staff Recomm. (Full): PR zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

The South County Sector Plan proposes low density residential uses for this site.

Comments: The applicant is proposing to construct condominiums on the site. PR zoning requires MPC approval of

a use on review and possibly a concept plan prior to any development of the site. At that time, issues such as drainage, lot layout, type of units, access, traffic patterns and compatibility will be addressed. A traffic impact study will be required as part of this review. A 35-foot peripheral building setback is required under PR zoning, which will minimize the impact of this development on less intense, adjacent

residential properties.

Access to this site should be limited to Harmon Rd. or E. Norton Rd, as E. Governor John Sevier Hwy. is a limited access road which requires TDOT approval for new curbcuts. Harmon Rd. is currently paved to a width of just 15 feet, is in minor disrepair and has no pavement markings. Knox County Engineering will be involved in the use on review and may require this street to be improved and

widened to 20 feet of pavement prior to development.

MPC Action: Approved MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 6/13/2002 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: 7/22/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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