

# 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:** 6-M-06-RZ                      **Related File Number:**  
**Application Filed:** 5/3/2006                **Date of Revision:**  
**Applicant:** JOSEPH DELEESE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side S. Northshore Dr., east of Admirals Landing Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 095.01 & 091.10                      **Jurisdiction:** County  
**Size of Tract:** 12 acres  
**Accessibility:** Access is via S. Northshore Dr., a two lane major arterial street with 23' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision                      **Density:** 3 du/ac  
**Sector Plan:** Southwest County            **Sector Plan Designation:** Low Density Residential and Slope Protection  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This residential site is within an area of mixed uses that is beginning to have more intensive non-residential uses occur within the TC-1 ,O-1 and PR zones.

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

**Street:**  
**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:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned for more intensive development in recent years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Date of Legislative Appeal:**

**Effective Date of Ordinance:**