# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 7-A-01-RZ Related File Number:

**Application Filed:** 6/13/2001 **Date of Revision:** 

Applicant: FERD ARMSTRONG

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## **PROPERTY INFORMATION**

General Location: East of Gov. John Sevier Hwy., southwest of Pine Grove Rd.

Other Parcel Info.:

Tax ID Number: 72 61 (PART ZONED A) OTHER: 84-1.02 (PART ZONED Jurisdiction: County

Size of Tract: 21 acres

Accessibility: Access is via River Run Dr., a local street with 26' of pavement within a 50' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Single family subdivision expansion Density:

Sector Plan: East County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property will be incorporated into the adjoining single family subdivision that has developed under

RA zoning.

## 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: RA (Low Density Residential)

**Previous Requests:** None noted for this site, but adjoining property has been zoned RA.

Extension of Zone: Yes

History of Zoning: Part of site has been zoned RA for the developing subdivision to the west.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 01:54 PM Page 1 of 2

# 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: kp

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full): Extension of the RA zone to the east is consistent with surrounding residential zoning and development.

The sector plan proposes low density use and slope protection for this property.

**Comments:** The applicant is the developer of the adjoining subdivision which will be expanded onto this property.

The steep slopes on the site may be protected through the subdivision review process. The addition of this area to the existing subdivision will also increase the size of the development to where a traffic impact analysis will need to be submitted with the concept subdivision plan revision. Approximately 20 percent of the site consists of 15% slopes which will need to be protected through the subdivision

review process.

MPC Action: Approved MPC Meeting Date: 7/12/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 7/12/2001 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: 8/27/2001 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:

1/31/2007 01:54 PM Page 2 of 2