

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 7-J-02-RZ                      **Related File Number:**  
**Application Filed:** 6/12/2002              **Date of Revision:**  
**Applicant:** LOUIS HOFFERBERT  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Brakebill Rd., south of Asheville Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 D C 3                      **Jurisdiction:** County  
**Size of Tract:** 10.3 acres  
**Accessibility:** Access is via Brakebill Rd., a minor arterial street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family housing                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This vacant site is part of the Brakebill Rd. development corridor between Asheville Hwy., and the Strawberry Plains Pike./I-40 interchange. This corridor includes commercial, medium density residential uses, and low density residential uses developed within C-6, PR, RA and CA zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) @ 1 to 4 du/ac  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) @ 1 to 6 du/ac  
**Previous Requests:** Property was zoned PR in 199  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned PR at 1 to 4 du/ac in 2000. (1-V-00-RZ)

### 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR zoning at a density of 1 to 6 dwellings per acre

Staff Recomm. (Full): This increase in density from 4 to 6 dwellings per acre is consistent with the surrounding residential zoning pattern. The sector plan proposes medium and low density residential use for this site.

Comments: The applicant has stated the intention of developing this site with the adjoining PR zoned parcel to the north that has a maximum density of 1 to 12 units per acre. This proposal would provide a transition from commercial uses to the north to low density development to the south, which is consistent with the policies of the General Plan. The maximum development density would allow 62 units to be built on the site, add approximately 500 vehicle trips per day to local traffic, and add approximately 21 children to the area school population.

MPC Action: Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 6 dwelling units per acre

Date of MPC Approval: 7/11/2002

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: 8/26/2002

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: