CASE SUMMARY

APPLICATION TYPE: REZONING

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

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

Applicant: ESTATE OF JAMES M. THOMPSON

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: South side Lovell Rd., northeast of Hickey Rd.

Other Parcel Info.:

Tax ID Number: 104 172,171,172.01 Jurisdiction: County

Size of Tract: 16.5 acres

Access is via Lovell Rd., a minor arterial street with 20' to 22' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Residential subdivision Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is one of several A zoned properties remaining along Lovell Rd. that have not been developed

with residences. The surrounding residential development that has occurred has been developed under

RA and PR 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) & F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential) & F (Floodway)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: kp

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) and F (Floodway) zoning

APPROVE a density of 1 to 5 dwellings per acre

Staff Recomm. (Full): PR zoning is consistent with surrounding residential zoning and development that includes single family

housing and apartments. The sector plan proposes low density residential use for this site.

Comments: Lovell Rd. is a two lane minor arterial facility that has a high volume of daily traffic; however, there are

no plans to improve this roadway section. The segment of Lovell Road west of Pellissippi Parkway is

scheduled for improvement to a five lane section in the next five years.

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

Details of MPC action:

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

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:

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