

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-K-07-RZ  
**Application Filed:** 6/8/2007  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest and southeast sides Treybrooke Ln., northeast side Shannondale Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 H F 001-016, 01701 & 02001 **Jurisdiction:** City  
**Size of Tract:** 5.69 acres  
**Accessibility:** Access is via Shannondale Rd., a two lane, minor collector street, and Treybrooke Ln., a two lane local street, both with 26' pavements within 50' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing **Density:**  
**Sector Plan:** North City **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is surrounded by residential developemtn that has occurred under R-1, R-2, PR and RB zoning.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** RB (General Residential)  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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 R-1 (Low Density Residential) zoning because this best protects the single family development on the property. R-2 (General residential) zoning was advertised

Staff Recomm. (Full):

R-2 (General Residential) was advertised; however, R-1 (Low Density Residential) best protects the single family development on the property. R-1 zoning is consistent and compatible with the surrounding residential uses and the developed residences on the subject property. Other single family housing annexed into the city in this area has been rezoned to R-1 rather than R-2 following annexation. The sector plan shows LDR for this property.

Comments:

Other single family housing annexed into the city in this area has been rezoned to R-1 rather than R-2 following annexation.

MPC Action:

Approved

MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action:

R-1 (Low Density Residential)

Date of MPC Approval:

7/12/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

8/14/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: