

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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www.knoxmpc.org

File Number: 7-N-02-RZ **Related File Number:**
Application Filed: 6/12/2002 **Date of Revision:**
Applicant: TIMBER OUTLET INVESTMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side Long Hollow Rd., northwest of Pelleaux Rd.
Other Parcel Info.:
Tax ID Number: 27 PART OF 275.16 OTHER: (MAP ON FILE) **Jurisdiction:** County
Size of Tract: 7.17 acres
Accessibility: Access is via local subdivision streets with 26' of pavement located within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family development **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site will become part of the developing single family subdivision under development to the south and zoned PR.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted.
Extension of Zone: Yes
History of Zoning: Property was zoned RA in 1978. (7-S-78)

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 (Planned Residential) zoning.
APPROVE a density of 1 to 3 dwellings per acre

Staff Recomm. (Full): PR zoning is consistent with other recent residential zoning approved for surrounding properties. The sector plan proposes low density residential use for this site.

Comments: This site will be incorporated into the adjoining subdivision and will need the same zone for consistent setbacks and lot sizes. Maximum development at the requested density would add 21 lots to the developing subdivision. An updated traffic impact study also may be needed with the addition of these lots to the developing subdivision.

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 3 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: