

# 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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Knoxville, Tennessee 37902  
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**File Number:** 7-R-02-RZ                      **Related File Number:**  
**Application Filed:** 6/24/2002              **Date of Revision:**  
**Applicant:** ANTHONY JOHNSON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Brown Gap Rd., east side Crippen Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 86    **Jurisdiction:** County  
**Size of Tract:** 2.18 acres  
**Accessibility:** Access is via Brown Gap Rd., a minor collector street with 19' to 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Four lot subdivision    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of a rural residential area that has developed under A and 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  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other property in the area has been zoned RA for more intensive single family development.

### 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 RA (Low Density Residential) zoning

Staff Recomm. (Full):

RA zoning is consistent with other recent residential zone changes in the area. The sector plan proposes low density residential use for this site.

Comments:

The applicant intends to subdivide the property for additional building sites. Under RA zoning the minimum lot size on public sewer would be 10,000 sq. ft.

MPC Action:

Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

Summary of MPC action:

APPROVE RA (Low Density Residential)

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: 10/28/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed 9/23/2002

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: