CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-E-04-RZ Related File Number:

Application Filed: 7/13/2004 Date of Revision:

Applicant: WILLIAM C. AND CAROL S. MEREDITH, JR

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: Southeast side Lovell Rd., southwest of Thompson Rd.

Other Parcel Info.:

Tax ID Number: 104 128.01 Jurisdiction: County

Size of Tract: 1 acre

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

GENERAL LAND USE INFORMATION

Existing Land Use: Two residences

Surrounding Land Use:

Proposed Use: Subdivide lot for each existing residence Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within a residential development area of single family detached and attached housing that

has occurred under PR and A zones.

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

Street: 1728 Lovell Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)/TO (Technology Overlay)

Former Zoning:

Requested Zoning: RA (Low Density Residential)/TO (Technology Overlay)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 02:16 PM Page 1 of 2

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)/ TO (Technology Overlay) zoning

Staff Recomm. (Full): RA zoning is consistent with surrounding residential zoning and development. The sector plan proposes

low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with the scale and intensity of the surrounding development and zoning

pattern.

2. The RA zoning will allow subdivision of the property proposed by the owner.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. This proposal will not substantially impact area schools or the street system.

3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will

be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with

RA zoning

2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-

Farragut Growth Policy Plan map.

3. This rezoning is scheduled for review by the Tennessee Technology Corridor Development Authority

on August 9, 2004, for approval of a Certificate of Appropriateness.

MPC Action: Approved MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)/ TO (Technology Overlay)

Date of MPC Approval: 8/12/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/27/2004 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:

1/31/2007 02:16 PM Page 2 of 2