

# 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:** 8-F-06-RZ                      **Related File Number:**  
**Application Filed:** 7/12/2006              **Date of Revision:**  
**Applicant:** NANCY NICHOLSON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side E. Emory Rd., southwest of Thomas Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 041                      **Jurisdiction:** County  
**Size of Tract:** 1.3 acres  
**Accessibility:** Access is via E. Emory Rd., a two-lane major arterial street with 22' 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 residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.

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

**Street:** 4819 E. Emory Rd.  
**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:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned RA and PR for residential development.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**



**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:** Approved as Modified

**If "Other":**

**Amendments:**

Approved PR up to 3 du/ac

**Effective Date of Ordinance:**