

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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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**File Number:** 8-G-04-UR                      **Related File Number:**  
**Application Filed:** 7/12/2004              **Date of Revision:**  
**Applicant:** ROTH LAND SURVEYING  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Cunningham Rd., east of Mash Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 E B 10, 10.01, 10.02, 10.03                      **Jurisdiction:** County  
**Size of Tract:** 1.31 acres  
**Accessibility:** Access is via Cunningham Rd., a major collector street with 20' of pavement width within 55' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lots  
**Surrounding Land Use:**  
**Proposed Use:** Four duplexes on four lots                      **Density:** 6.11 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with low density residential uses 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:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

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



3. Approval of this proposal could lead to future requests for duplexes along Cunningham Rd.

**MPC Action:**

Denied

**MPC Meeting Date:** 8/12/2004

**Details of MPC action:**

**Summary of MPC action:** DENY the development plan for four duplexes on four lots.

**Date of MPC Approval:**

**Date of Denial:** 8/12/2004

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knoxville Board of Zoning Appeals

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**