CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-I-01-RZ Related File Number:

Application Filed: 7/12/2001 Date of Revision:

Applicant: KIRK T. SCHAAD, TRUSTEE

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: North side Kingmann Dr., west of Ho-ca-ta-ke Ln.

Other Parcel Info.:

Tax ID Number: 80 J B 5 OTHER: PART ZONED A-1 AND R-1 Jurisdiction: City

Size of Tract: 4.7 acres

Accessibility: Access is via a 50' right-of-way from Kingman Dr., a local street with 26' of payement within a 50' right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Any use permitted in RP-1 zone Density: 5.9 du/ac

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within the Norwood residential neighborhood that has developed under R-1, R-1A and RP-1

zones. The A-1 zoned areas are largely undeveloped.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) & A-1 (General Agricultural)

Former Zoning:

Requested Zoning: RP-1 (Planned Residential)

Previous Requests: Property was zoned RP-1 at 5.9 du/ac in 1985 (8-J-85-RZ)

Extension of Zone: Yes

History of Zoning: Part of site was zoned from R-2 to RP-1 at 5.9 du/ac in 1985. (8-J-85-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 RP-1 (Planned Residential) zoning

APPROVE a density of 1 unit per 2 acres based on the steep slopes (25%) found on this part of the

site. (See attachment.)

Staff Recomm. (Full): RP-1 zoning is consistent with the zoning on the remainder of this parcel and with other residential

zoning and development in the area. The sector plan proposes slope protection for this part of the site.

RP-1 zoning allows for the protection of this area through the site plan review process.

Comments: Very little actual development can occur on certain parts of the site, due to topographical constraints.

Placing the entire site into one planned zone will provide a peripheral boundary and other development

setback and density advantages.

MPC Action: Approved MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 - 2.8 dwelling units per acre

Date of MPC Approval: 8/9/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 9/4/2001 Date of Legislative Action, Second Reading: 9/18/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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