

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

Suite 403 • City County Building
400 Main Street
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-I-01-RZ **Related File Number:**
Application Filed: 7/12/2001 **Date of Revision:**
Applicant: KIRK T. SCHAAD, TRUSTEE
Owner:

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 pavement 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:

