

# 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  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-K-02-RZ                      **Related File Number:**  
**Application Filed:** 7/8/2002              **Date of Revision:**  
**Applicant:** E.L. DUNCAN BUILDER INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Schaad Rd., northeast of Todd Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 26 (PORTION ZONED A)                      **Jurisdiction:** County  
**Size of Tract:** 3.3 acres  
**Accessibility:** Access is via Schaad Rd., a minor arterial street with 50' of right of way and 18' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family condominiums                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential, Stream Protection, PP/OS  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area southeast of Knoxville Municipal Golf Course has been developed with residential uses under A, PR and RA zoning.

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

**Street:** 3707 Schaad Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes. Extension of PR from the northeast.  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

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

