

# 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:** 9-C-01-RZ                      **Related File Number:**  
**Application Filed:** 7/25/2001              **Date of Revision:**  
**Applicant:** SCOTT DAVIS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Hart Rd., north of Garland Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 67                      **Jurisdiction:** County  
**Size of Tract:** 14.3 acres  
**Accessibility:** Access is via Hart Rd., a minor collector street with 20' of pavement width and 45' right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family residences                      **Density:** 1 to 4 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Slope Protection and Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with single family residential uses under A, RA, RAE and PR zoning.

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

**Street:**  
**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  
**History of Zoning:** None noted for this site but other property in the area has been rezoned from A to RA, RAE and PR.

### PLAN INFORMATION (where applicable)

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

**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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential).  
APPROVE a density of 1-3 du/ac. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR at 1-3 du/ac will allow for a compatible development density with surrounding properties and for the clustering of development on the more developable portions of the site.

Comments: The Southwest County Sector Plan proposes low density residential uses for this site. The site has rolling topography with slopes of up to 20% on some portions (see topography map). There are also a significant amount of existing trees on the site. PR zoning will allow for use on review and concept plan site plan review by MPC prior to any development of the site. At that time, slope, stream and other drainage issues, as well as sight distance on Hart Rd. will be addressed. The access point to the site should be located directly across Hart Rd. from Tierra Verde Dr. to allow for an organized traffic pattern and maximize sight distance along Hart Rd.

MPC Action: Approved

MPC Meeting Date: 9/13/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1-3 dwelling units per acre

Date of MPC Approval: 9/13/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 10/22/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: