

# 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

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File Number: 9-C-15-RZ

Related File Number:

Application Filed: 7/27/2015

Date of Revision:

Applicant: JOHN KING

### PROPERTY INFORMATION

General Location: Southeast side Bob Kirby Rd., southwest of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 104 20908

Jurisdiction: County

Size of Tract: 5 acres

Accessibility: Access is via Bob Kirby Rd., a minor collector street with 18' of pavement width within 60' of right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached residential development and personal storage units

Density: 10 du/ac

Sector Plan: Northwest County Sector Plan Designation: MDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: With the exception of the commercial strip center and grocery store to the west, at its intersection with Middlebrook Pike, Bob Kirby Rd. is developed with residential uses under A, RA 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, extension of PR from the north and west

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes medium density residential uses for this property, consistent with the requested PR zoning at up to 10 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request does not appear to violate policies of any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

**Action:** Approved **Meeting Date:** 9/10/2015

**Details of Action:**

**Summary of Action:** RECOMMEND the Knox County Commission approve PR (Planned Residential) zoning at a density up to 10 dwelling units per acre

**Date of Approval:** 9/10/2015 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 10/26/2015 **Date of Legislative Action, Second Reading:** 11/16/2015

**Ordinance Number:** **Other Ordinance Number References:**

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

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**