# CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-E-01-RZ Related File Number:

**Application Filed:** 8/13/2001 **Date of Revision:** 

Applicant: WILLIAM C. THRELKELD

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

**General Location:** East side Concord Rd., south of Loop Rd.

Other Parcel Info.: Complete description on file for persons affected.

**Tax ID Number:** 153 G B 1-10.01,12-14.01, 15-21 OTHER: GA 1,3,-7,9-13, **Jurisdiction:** County

Size of Tract: 70.35 acres

Accessibility: Access to Concord is from local roads with typical pavement widths of 18' to 20' within 40' rights-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residences and commercial uses

**Surrounding Land Use:** 

Proposed Use: Same as existing Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Farragut)

Neighborhood Context: The Concord Community has developed over the last 150 years from a residential farming community

into an urban neighborhood with RA and CA zoning.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), CA (General Business), A (Agricultural), & PR (Planned Residential)

Former Zoning:

Requested Zoning: HZ (Historic Overlay) and Design Guidelines added to existing zoning

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

## 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 HZ (Historic Overlay) zoning and the Design Guidelines for the Concord Community.

Staff Recomm. (Full): The Knox County Historic Zoning Commission and its staff have been working with residents of the

Village of Concord to tailor the boundaries of the historic overlay and to draft design guidelines that will reflect the needs of a majority of the community while preserving the historical and architectural significance of this important area. They have endorsed the designation of this area as a significant

historic place in Knox County.

Comments: The Commission made every effort to exclude those property owners who do not wish to be a part of

the historic overlay. One resident, due to an illness in his family, was unable to contact the Historic Zoning Commission prior to its meeting. He has since requested that his property, located at the southwest corner of Clay St. and Third Drive, be excluded from the overlay. It has been the practice of the Knox County Historic Zoning Commission to exclude property owners who do not wish to be included in an overlay designation. (The owners of Parcels 153 BB 17 and 153 GB 21 have requested

to be omitted from the designation). A copy of the Design Guidelines is attached.

MPC Action: Approved as Modified MPC Meeting Date: 9/13/2001

**Details of MPC action:** Approve all the request except parcels 153-GB-21 and 153-BB-17

Summary of MPC action: APPROVE HZ (Historic Overlay) and the Design Guidelines for area, excluding Parcels 153 BB 17 and

153 GB 21.

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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