# CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:9-M-01-RZApplication Filed:8/23/2001Applicant:DAVID BUNDRENOwner:DAVID BUNDREN

#### PROPERTY INFORMATION

General Location:	Southeast side Greenwell Rd., southwest of Jenkins Ln.		
Other Parcel Info.:			
Tax ID Number:	37 132, 133	Jurisdiction:	County
Size of Tract:	0.66 acres		
Accessibility:	Access is via Greenwell Rd., a major collector street with 20' of pavement within a 40' right-of-way.		

**Related File Number:** 

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	Residence			
Surrounding Land Use:				
Proposed Use:	Residence	Density:		
Sector Plan:	North County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Ar	rea		
Neighborhood Context:	This site is part of rural residential development consisting of scattered single family housing developed along Greenwell Rd. within A 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:	RA (Low Density Residential)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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 RA (Low Density Residential) zoning				
Staff Recomm. (Full):	RA zoning is needed to allow the owners to combine two parcels into one tract of land that will still be less than one acre in size. The sector plan proposes low density residential use for this property.				
Comments:	The applicant is trying to combine parcels 132 and 133 to remove the existing residence and build a new dwelling on the site. This combination of property could be accomplished by a lot size variance under A zoning, but the Knox County Department Code Enforcement prefers RA zoning, which permits lots less than an acre. A portion of parcel 133 is identified on the topographic map as a sink hole. That part of the property would need protection with any residential redevelopment of the property.				
MPC Action:	Approved MPC Meeting Date: 9/13/2001		MPC Meeting Date: 9/13/2001		
Details of MPC action:					
Summary of MPC action:	APPROVE RA (Low Density Residential)				
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: