

▶ **FILE #:** 3-B-10-RZ **AGENDA ITEM #** 25
 POSTPONEMENT(S): 3/11/10-9/9/10 **AGENDA DATE:** 8/11/2011

▶ **APPLICANT:** CLAYTON BANK & TRUST
 OWNER(S):

TAX ID NUMBER: 71 A B 022
 JURISDICTION: City Council District 4
 ▶ **LOCATION:** Northwest side McIntyre Rd., northeast of Buffat Rd.
 ▶ **APPX. SIZE OF TRACT:** 15689 square feet
 SECTOR PLAN: East City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via McIntyre Rd., a local street with 18' of pavement width within 45-60' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Love Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)
 ▶ **ZONING REQUESTED:** RP-1 (Planned Residential)
 ▶ **EXISTING LAND USE:** Residence
 ▶ **PROPOSED USE:** Any use permitted in the RP-1 zone
DENSITY PROPOSED: 5.99 du/ac
 EXTENSION OF ZONE: Yes, extension of RP-1 at the same density from the north, east and west
 HISTORY OF ZONING: Adjacent property was rezoned RP-1 in 2004 (5-D-04-RZ).
 SURROUNDING LAND USE AND ZONING: North: Barn, vacant land / RP-1 (Planned Residential) @ 1-5.9 du/ac
 South: McIntyre Rd. - Residence / R-1 (Low Density Residential)
 East: Vacant land / RP-1 (Planned Residential) @ up to 6 du/ac
 West: Unoccupied dwelling / RP-1 (Planned Residential) @ 1-5.9 du/ac
 NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **WITHDRAW, at the request of the applicant.**

On 7/11/11, the applicant requested to MPC staff that this rezoning request be untabled and withdrawn.

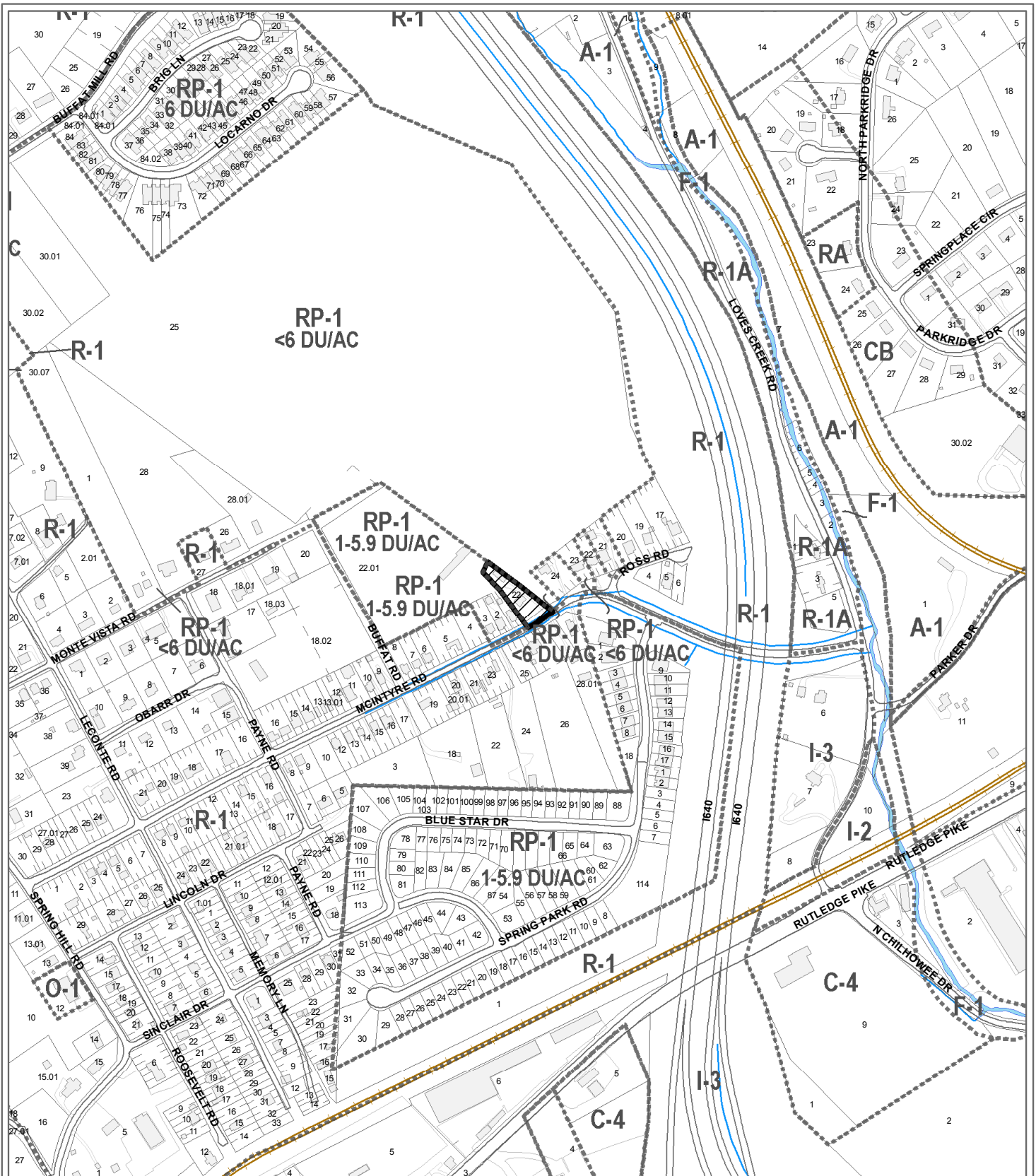
COMMENTS:

This item was untabled at the July 14, 2011 meeting to be placed on this August 11, 2011 agenda and withdrawn. The e-mail received by staff with the applicant's request is attached.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/6/2011 and 9/20/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



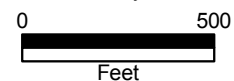
**3-B-10-RZ
REZONING**

From: R-1 (Low Density Residential)
To: RP-1 (Planned Residential)



Petitioner: Clayton Bank & Trust

Map No: 71
Jurisdiction: City



Original Print Date: 2/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Reminder

1 message

Mike Brusseau <mike.brusseau@knoxmpc.org>

Mon, Jul 11, 2011 at 8:29 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Cc: Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

----- Forwarded message -----

From: **David B. Harbin** <harbin@bhn-p.com>

Date: Fri, Jul 8, 2011 at 11:45 AM

Subject: Re: Reminder

To: Mike Brusseau <mike.brusseau@knoxmpc.org>

Cc: Wallace McClure <wallace.mcclure@mcclurerealty.com>

Mike:

I have checked with Clayton Bank and Trust and they are in agreement. Please "untable and withdraw" the rezoning on McIntyre Road known as MPC file # 3-B-10-RZ.

Let me know if you need any further information.

David Harbin

----- Original Message -----

From: [Mike Brusseau](#)To: [David Harbin](#)

Sent: Wednesday, July 06, 2011 4:10 PM

Subject: Reminder

As we discussed, please check on 3-B-10-RZ - Clayton Bank and Trust on McIntyre Rd. to see if it can be untabled and withdrawn. If so, please send me an e-mail to request that. Thanks.

Mike

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Michael A. Brusseau, AICP, Senior Planner
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