

▶ **FILE #:** 2-G-11-RZ

AGENDA ITEM #: 30

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** DEVELOPMENT VENTURES, G.P.

OWNER(S): Winston D. Cox

TAX ID NUMBER: 169 01801 & 01802

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southwest side Harvey Rd., southeast of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 1.917 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harvey Rd., a minor collector street with 20' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the east.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / A (Agricultural)

South: House / A (Agricultural)

East: Residences / A (Agricultural) and PR (Planned Residential)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural and low density residential uses under A and PR zoning.

STAFF RECOMMENDATION:

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

The applicant submitted a request to withdraw the rezoning request on January 7, 2011.

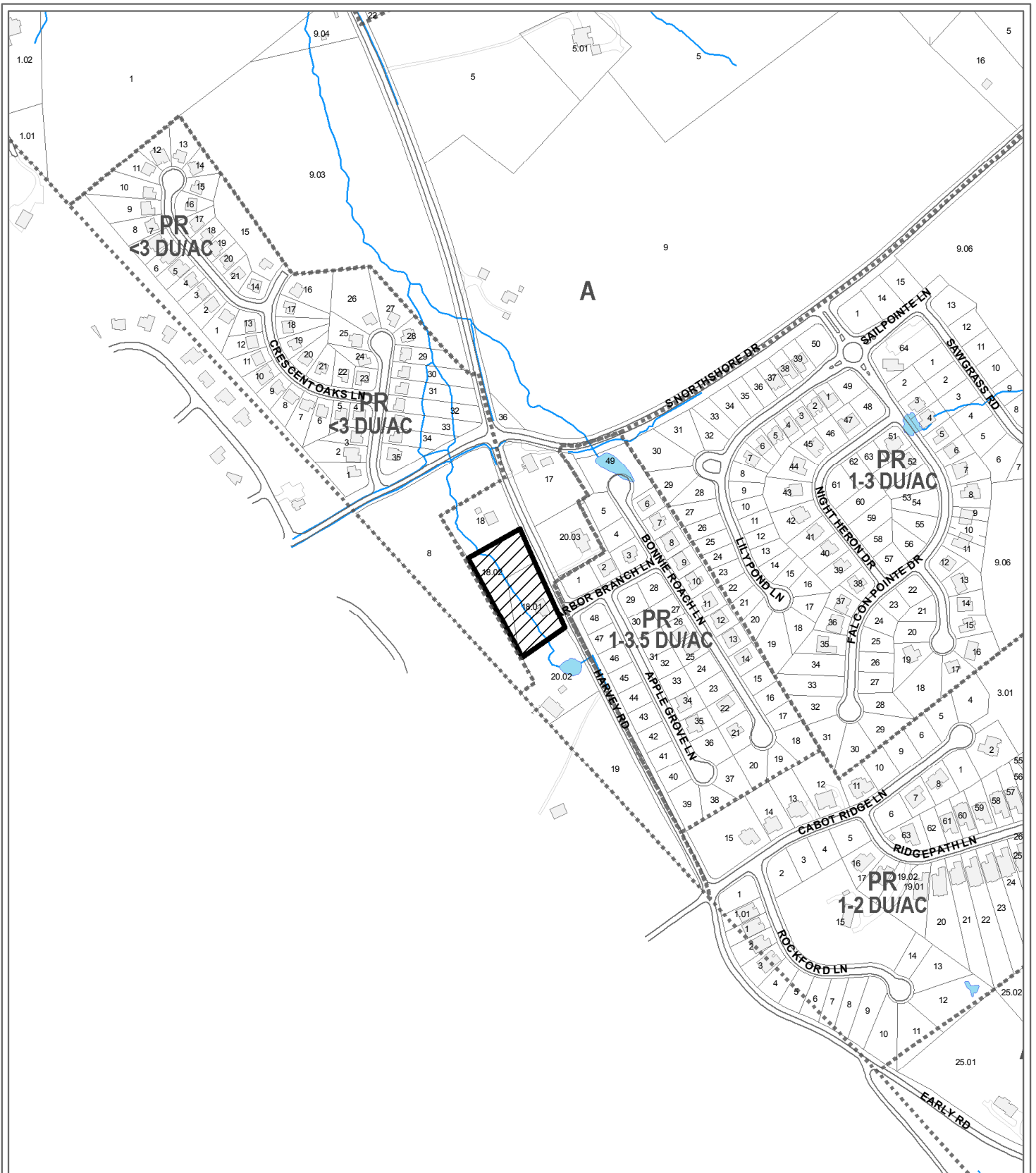
COMMENTS:

The request for withdrawal was received after public notification was submitted, therefore the request could not be removed from the MPC agenda and the application fees may not be refunded to the applicant. A sign was also placed on the property as per the requirements of MPC's Administrative Rules and Procedures.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

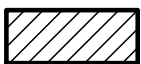
If approved, this item will be forwarded to Knox County Commission for action on 3/28/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-G-11-RZ
REZONING**

From: A (Agricultural)

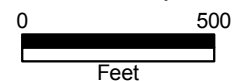
To: PR (Planned Residential)



Petitioner: Development Ventures, G.P.

Map No: 169

Jurisdiction: County



Original Print Date: 1/26/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902