

▶ **FILE #:** 9-G-17-RZ

**AGENDA ITEM #:** 47

**AGENDA DATE:** 9/14/2017

▶ **APPLICANT:** JOHN H. KERR

OWNER(S): John H. Kerr

TAX ID NUMBER: 95 O E 031

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS:

▶ **LOCATION:** Northwest end of Ford Pl., east of McCormick St., west side James White Pkwy.

▶ **APPX. SIZE OF TRACT:** 1.16 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Ford Place, a local street with 12' of pavement width within the large right-of-way of James White Parkway.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Railroad R-O-W, businesses / FD-SW-4

South: House / R-2 (General Residential)

East: James White Parkway R-O-W / R-2 (General Residential)

West: Houses / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under R-2 zoning.

**STAFF RECOMMENDATION:**

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

The applicant requested withdrawal of this rezoning request prior to the MPC meeting.

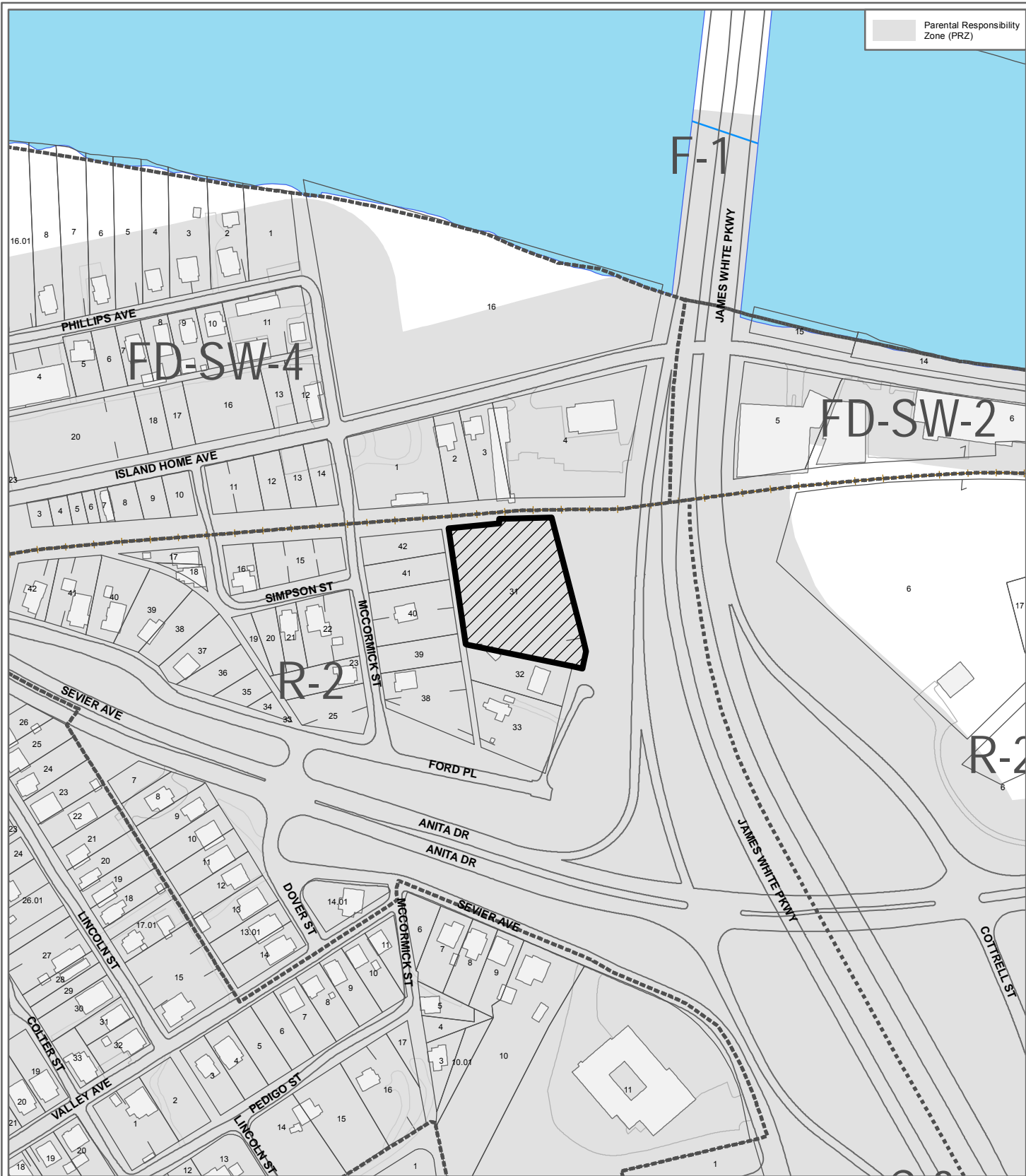
**COMMENTS:**

Staff received a written request for withdrawal on September 1, 2017.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/10/2017 and 10/24/2017. 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.



**9-G-17-RZ  
REZONING**

From: R-2 (General Residential)

To: RP-1 (Planned Residential)



Original Print Date: 8/15/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Kerr, John H.

Map No: 95

Jurisdiction: City





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

---

[MPC Comment] Fwd: Kerr Property - Ford Place

---

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>  
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fri, Sep 1, 2017 at 11:36 AM

Withdrawal request for Item #47 - John H. Kerr - 9-G-17-RZ

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

From: David B. Harbin <harbin@bhn-p.com>  
Date: Fri, Sep 1, 2017 at 11:19 AM  
Subject: Kerr Property - Ford Place  
To: Mike Brusseau <mike.brusseau@knoxmpc.org>  
Cc: John Kerr <jkhkerr@gmail.com>

Mr. Brusseau:

We request a withdrawal of consideration of the following application:

- Kerr Property – Ford Place (MPC File # 9-G-17-RZ)

Thank you for your assistance.

Sincerely,

David Harbin PE, RLS

Batson, Himes, Norvell & Poe

4334 Papermill Drive

Knoxville, TN 37909

(865)588-6472

NOTICE OF CONFIDENTIALITY AND NONDISCLOSURE: This electronic message, also referred to herein as E-mail, which includes any attachments and other documents referred to herein and in the attachments, contains information from Batson, Himes, Norvell & Poe that may be legally privileged and confidential. The information is intended for the use of the addressee(s) only. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you received this message in error, please advise the sender by replying and delete this electronic message and any attachments