

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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www.knoxmpc.org

File Number: 1-A-02-RZ **Related File Number:** 1-B-02-PA
Application Filed: 12/13/2001 **Date of Revision:**
Applicant: TERRY MURPHY
Owner:

PROPERTY INFORMATION

General Location: North side Neubert Springs Rd., south of Magazine Rd.
Other Parcel Info.:
Tax ID Number: 123 O B 048 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 5426 Neubert Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) & R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: Property was zoned C-1
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.): DENY R-2 (General Residential) zoning.
APPROVE R-1A (Low Density Residential) zoning based on the One Year Plan recommendation.

Staff Recomm. (Full): R-1A zoning allows use on review consideration of multi-family dwellings on arterial and collector streets. A five unit apartment building could be approved for this site if the overall density did not exceed 5.9 du/ac. Development greater than that could not be permitted without an MDR One Year Plan designation.

Comments: R-1A zoning would protect the neighborhood from inappropriate multi-family development permitted by the requested R-2 zoning. This zone would also permit review of a site plan by the planning commission and the general public to ensure compatible development with the surrounding area.

MPC Action: Approved as Modified MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low Density Residential)

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/5/2002 Date of Legislative Action, Second Reading: 2/19/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: