# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 1-B-02-PA Related File Number: 1-A-02-RZ

Application Filed: 12/13/2001 Date of Revision:

Applicant: TERRY MURPHY

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## PROPERTY INFORMATION

General Location: North side Neubert Springs Rd., south of Magazine Rd.

Other Parcel Info.:

Tax ID Number: 123 O B 33 Jurisdiction: City

Size of Tract: 1.6 acres

Accessibility: Access is via Neubert Springs Rd., a major collector street with 20' of pavement within a 40' right-of-way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Five apartments

**Surrounding Land Use:** 

Proposed Use: Five apartments Density:

Sector Plan: South City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is in the middle of single-family residential uses zoned R-1.

#### 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:** 

Extension of Zone: No

**History of Zoning:** Part of property was zoned C-1 in 1989 (7-P-89-RZ)

#### PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

Requested Plan Category: MDR (Medium Density Residential)

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## 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 MDR (Medium Density Residential) One Year Plan designation of this site.

APPROVE LDR (Low Density Residential) One Year Plan designation.

Staff Recomm. (Full): MDR is out of character with surrounding low density residential zoning and development. Five

residential units on this site could be accommodated under LDR at 5.9 dwellings per acre within R-1A

zoning by use on review approval of a site plan.

Comments: This site was approved for NC Neighborhood Commercial and zoned C-1 for a neighborhood store that

was operated from the front of this building until it was closed last year. The owner is seeking this zoning to permit expansion of his apartment into the space vacated by the closed store. Maintaining the LDR designation will ensure that multi-family development, which would be greater than that proposed by the applicant and out of character with surrounding low density development, does not occur on the

site.

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

**Details of MPC action:** 

Summary of MPC action: APPROVE LDR (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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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