

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-BB-05-RZ                      **Related File Number:**  
**Application Filed:** 12/28/2004              **Date of Revision:**  
**Applicant:** RICHARD L. JOHNSON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Tazewell Pike, southwest side Murphy Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 C A 001,006    OTHER: 049 054                      **Jurisdiction:** County  
**Size of Tract:** 12.7 acres  
**Accessibility:** Access is via Tazewell Pike, a minor arterial street and Murphy Rd, a major collector street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential condominium development                      **Density:** 5 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is in an area of single family subdivision development within RB and PR zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned PR for residential development in recent years.

### 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.): WITHDRAW AT THE REQUEST OF THE APPLICANT.

Staff Recomm. (Full): PR zoning at 1 to 5 du/ac. is consistent with adjacent PR zoning and will permit the development of the site with townhouse units as proposed by the applicant. The sector plan proposes low density residential use for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at 1 to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The subject property is located along Tazewell Pike., a minor arterial street, making it more appropriate for higher densities than if it were located in the interior of lower density, larger lot single family residential development.
3. Other properties in the immediate area are developed with residential uses under A, RA, RB and PR zoning.
4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve this site.
2. At the recommended acreage and density, up to 63 dwelling units could be developed on the subject property. The development of single family attached dwellings would add approximately 630 vehicle trips per day to the street system and about 14 children under the age of 18 to the school system.
3. Under the recommended PR zoning and density, the impact to adjacent properties can be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The North City Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning on agriculturally zoned properties in this area in the future, consistent with the sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 2/10/2005

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 1/13/2005

Date of Withdrawal: 2/10/2005 Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**