

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-I-03-RZ **Related File Number:** 1-C-03-PA
Application Filed: 12/9/2002 **Date of Revision:** 2/10/2003
Applicant: CANNON & CANNON, INC.
Owner:

PROPERTY INFORMATION

General Location: Southwest of Pipkin Ln., west of Fox Rd, west of I-140
Other Parcel Info.:
Tax ID Number: 143 107 **Jurisdiction:** City
Size of Tract: 16.5 acres
Accessibility: Access is via Pipkin Ln., a local street with 22' of pavement built within I-140 right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: (City Council referred back to MPC to consider RP-1 zoning) **Density:** 1-3 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is in an area of low density residential development that has occurred under PR and RA zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: Property was zoned A-1 when annexed into the city.
Extension of Zone: No
History of Zoning: This property was designated OS when it was annexed into the City and zoned A-1 to conform with its former Agricultural zoning in the County.

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.): APPROVE RP-1 (Planned Residential) zoning based on the recent One Year Plan approval of LDR (Low Density Residential) for the property. APPROVE a density of 1 to 3 dwelling units per acre.

Staff Recomm. (Full): RP-1 zoning is consistent with other residential zoning and development in the area.

Comments: The applicant had requested R-1 zoning, but requested that City Council refer the rezoning back to MPC for RP-1 zoning consideration. Both zones permit the single family subdivision development proposed; however, RP-1 zoning requires less building setback which would allow larger houses on smaller lots.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site can be served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
- 2. Changing the zoning from Agricultural to RP-1 at 1 to 3 dwellings per acre is consistent with the Southwest County Sector Plan which designates this site for low density residential and slope protection.

THE EFFECTS OF THE PROPOSAL

- 1. The RP-1 zone at 1 to 3 dwellings per acre is consistent with the undeveloped R-1 zoned parcel to the north and permits residential development similar to that found on the property to the south, which is zoned RA.
- 2. RP-1 zoning at 1 to 3 dwellings per acre is compatible to the surrounding residential uses and zoning.
- 3. The applicant's proposed subdivision development for 79 residential lots would generate approximately 790 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 35 children.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. RP-1 zoning will permit consideration of uses compatible with surrounding development and the water, sewer and street systems available to serve the site.
- 2. Other Agriculturally zoned property in the area could be rezoned to RP-1 at 1 to 3 dwellings per acre, R-1 or RA and stay within the policies and guidelines of the adopted plans for the area.
- 3. This zoning change will help to strengthen the emerging low density residential character of the area.
- 4. This site and the surrounding area are identified for Urban Growth by the Knoxville Knox County Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 4/10/2003

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: 5/13/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

2/4/2003 Referred back to MPC to consider RP-1

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/5/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other": 5/27 Postponed 70 days

Amendments:

Effective Date of Ordinance: