

# 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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**File Number:** 1-Q-04-RZ                      **Related File Number:** 1-L-04-PA  
**Application Filed:** 12/8/2003              **Date of Revision:**  
**Applicant:** EDWARD JOHNSON, JR.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Bruhin Rd., south of E. Inskip Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 H E 010                      **Jurisdiction:** City  
**Size of Tract:** 3 acres  
**Accessibility:** Access is via Bruhin Rd., a minor arterial street with 22' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residence  
**Surrounding Land Use:**  
**Proposed Use:** Single family condominiums                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of an older residential neighborhood that has developed with single family, multi-family units and institutional uses with R-1 and R-2 zones.

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

**Street:** 4607 Bruhin Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### 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.  
APPROVE a density of 1 to 9 units per acre

Staff Recomm. (Full): RP-1 zoning is consistent with surrounding residential uses that include apartments, as well as single family housing. The sector plan proposes low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. The RP-1 zoning at a density of up to 9 du/ac will allow development that is less intense than the current R-2 zone and that is compatible with the scale and intensity of the surrounding residential development and zoning pattern.  
2. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, lot layout and other development concerns can be addressed.  
3. The RP-1 zoning will allow development similar to surrounding residential development that includes townhouses, duplexes and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposed rezoning would allow the property to be developed with a maximum of 27 dwelling units. Approximately 243 new vehicle trips would be generated and approximately 6 school-aged children would be added to the school system.
- 3. RP-1 zoning at 1-9 du/ac will have minimal impact on surrounding properties, as it permits less intense uses than the present R-2 zone and will be compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed zoning and density are consistent with the medium density residential use located to the north of this site and supported by the North City Sector Plan.
- 2. The One Year Plan proposes low density residential uses for this site.
- 2. The site is shown as Urban Growth Area (Inside the City Limits) on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 9 dwelling units per acre

Date of MPC Approval: 1/8/2004

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: 2/3/2004

Date of Legislative Action, Second Reading: 2/17/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**