# CASE SUMMARY

### APPLICATION TYPE: PLAN AMENDMENT

**ONE YEAR PLAN AMENDMENT** 

File Number: 10-A-05-PA **Related File Number:** 10-A-05-RZ 8/8/2005 **Application Filed:** Date of Revision: Applicant: **RICHARD L. JOHNSON Owner:** 

### PROPERTY INFORMATION

**General Location:** Northwest side Dry Gap Pike, southwest of Rifle Range Rd.. **Other Parcel Info.:** 57 PART OF 125.06 OTHER: (SOUTH OF FLOODWAY Tax ID Number: Jurisdiction: City Size of Tract: 14 acres Access is via Dry Gap Pike, a major collector street with 20' of pavement within a 50' right-of-way. Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land Surrounding Land Use: **Proposed Use:** Single family attached residential Density: 5 du/ac Sector Plan: North City Sector Plan Designation: Commercial **Growth Policy Plan:** Urban Growth Area (Inside City Limits) This site is part of the Sterchi Farm development that was proposed for neighborhood commercial use, **Neighborhood Context:** but never developed. Other property in the area has developed with low density residential uses and a church within RP-1 and PR zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	C-6 (General Commercial Park)	
Former Zoning:		
Requested Zoning:	RP-1 (Planned Residential)	
Previous Requests:	None noted	
Extension of Zone:	No/Yes	
History of Zoning:	Property was zoned C-6 following annexation.	

### PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)



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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.):	APPROVE LDR (Low Density Residential) designation			
Staff Recomm. (Full):	Low density residential use of this site is compatible with surrounding residential uses and PR and RP-1 zoning.			
Comments:	<ul> <li>NEED AND JUSTIFICATION FOR THE PROPOSAL</li> <li>1. The subject property is located in a residential area consisting primarily of single-family residential neighborhoods to the north and east. The proposed townhouse use for the property will provide a compatible use with the single family uses.</li> <li>2. A church is located southeast of the site. The townhouse proposal for the subject property will continue the residential trend in this area.</li> </ul>			
	<ol> <li>The rezoning schools and stree place to serve thi</li> <li>The proposed on properties to t residences to the</li> </ol>	ets. Access to the site will be by s site. townhouse use will provide an he north will be minimal, since north and access will be by wa ignation and RP-1 rezoning and	6 Commercial to RP-1 Residential will impact area way of Dry Gap Pike. Public water and sewer are in appropriate addition to this residential area. The effect the townhouses will be separated by a creek from the ay of Dry Gap Pike. d consistent with the proposed uses in the area and	
	<ol> <li>The RP-1 rezo</li> <li>LDR designation</li> <li>The requested</li> <li>the North City Se</li> </ol>	townhouse use and RP-1 zon ctor Plan for surrounding prope	the recommended One Year Plan amendment for the ing are the same as the LDR designation proposed by	
MPC Action:	Approved		MPC Meeting Date: 10/13/2005	
Details of MPC action:				
Summary of MPC action:	APPROVE LDR (Low Density Residential)			
Date of MPC Approval:	10/13/2005	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:			
	IEGISI	ATIVE ACTION AND	NISPOSITION	

# LEGISLATIVE ACTION AND DISPOSITION Legislative Body: Knoxville City Council Date of Legislative Action: 11/8/2005 Date of Legislative Action, Second Reading: 11/22/2005 Ordinance Number: Other Ordinance Number References: Other Ordinance Number References: Disposition of Case: Approved If "Other": If "Other":

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: