

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-H-02-PA **Related File Number:** 10-L-02-RZ
Application Filed: 9/11/2002 **Date of Revision:**
Applicant: RICHARD LYNCH
Owner:

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
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FAX • 215 • 2068
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PROPERTY INFORMATION

General Location: South side Murray Dr., west of Wilkerson Rd.
Other Parcel Info.:
Tax ID Number: 68 P B 5, 6 **Jurisdiction:** City
Size of Tract: 6.4 acres
Accessibility: Access is via Murray Dr., a major collector street with 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: To divide estate among the heirs. **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is on the edge of low density subdivision development that has occurred within RP-1 and R-1 zones.

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

Street: 1700 Murray Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)
Requested Plan Category: LDR (Low Density Residential)

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) One Year Plan designation

Staff Recomm. (Full): LDR designation of this site is consistent with the designation of property to the southwest and south, and would permit development compatible with the adjacent residential uses. The sector plan proposes low density residential use for this site.

Comments: A. Need and Justification for Proposal
1. This property is in an area of single family housing on large individual lots and within subdivisions. This proposal would allow this pattern to continue.
2. Properties in the surrounding area have been rezoned for development under R-1 and RP-1 zoning.

B. Effects of Proposal
1. The site is served by public water and sewer and has access to a major collector street with 18' to 19' of pavement. This level of public services should not be severely impacted by this zone change. The maximum development of the site under R-1 would be approximately 28 lots, add 280 vehicle trips per day for area roads, and add 12 children to the area schools.
2. R-1 zoning permits development that would be compatible with the scale and intensity of surrounding residential uses.

C. Conformity with the General Plan
1. Residential uses permitted by R-1 zoning will be compatible with the level of public services--- utilities, roads and schools---available to the area.
2. The rezoning request is supported by the sector plan, which proposes low density residential for this property.
3. The area's established low-density residential pattern is appropriate for continued rezonings to R-1 and other zones that permit such development.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE LDR (Low Density Residential)

Date of MPC Approval: 11/14/2002 Date of Denial: Postponements: 10/10/2002

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/10/2002 Date of Legislative Action, Second Reading: 12/24/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: