

CASE SUMMARY

APPLICATION TYPE: ANNEXATION 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: 10-M-15-RZ
Application Filed: 8/24/2015
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest and southeast sides Repass Dr., northeast of Candora Rd.
Other Parcel Info.:
Tax ID Number: 108 M A 001,002,010,011,012 OTHER: 122DC001,00101, **Jurisdiction:** City
Size of Tract: 5.69 acres
Accessibility: Access to the area is from Candora Rd., a local street with 20' of pavement width within 40' of right-of-way, or Repass Dr., a local street with 16' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Residences and vacant land **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with low to medium density residential uses under RP-1, RA 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: No Zone
Former Zoning: RA (Low Density Residential) & PR (Planned Residential)
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension from the north and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 2.8 du/ac.

Staff Recomm. (Full): RP-1 is a comparable City zoning district to the former RA and PR County zoning. The RP-1 zone is compatible with other residential zoning present in the area. The large adjacent property to the north and east is zoned RP-1 at a density of 1-2.8 du/ac. Staff is recommending extension of that zoning and density to the subject parcels that are now annexed into the City Limits of Knoxville.

Comments: Other properties in this area have been rezoned to RP-1 after annexation into the City Limits of Knoxville. The properties are owned by the Aslan Foundation, who also owns the large property to the north and east. With approval of this request, all properties in this area that are owned by Aslan and in the City Limits of Knoxville will have the same RP-1 zoning and density.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 2.8 dwelling units per acre

Date of Approval: 10/8/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/10/2015

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: