

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-A-11-RZ                      **Related File Number:**  
**Application Filed:** 9/26/2011              **Date of Revision:**  
**Applicant:** DANIEL AND AMANDA WATSON

### PROPERTY INFORMATION

**General Location:** North side Robinson Rd., west of Tori Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 015                      **Jurisdiction:** City  
**Size of Tract:** 3.47 acres  
**Accessibility:** Access is via Robinson Rd., a minor collector street with 20' of pavement width within 65' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Two residences  
**Surrounding Land Use:**  
**Proposed Use:** Low density residential development                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with low to medium density residential development under A-1, R-1, RP-1, A and PR zoning.

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

**Street:** 2329 Robinson Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density 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:

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 R-1A (Low Density Residential) zoning.

**Staff Recomm. (Full):** R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern, and is consistent with both the One Year Plan and sector plan proposals for the property.

**Comments:** NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. R-1A zoning is consistent with both the sector plan and One Year Plan proposals for the site. There are multiple residential developments in the surrounding area that include both detached and attached dwellings at low to medium densities.
3. R-1A zoning will allow the site to be subdivided for more intense residential development than what would be permitted under the current A-1 zoning. The R-1A zone allows detached dwellings on lots as small as 7,500 sq. ft., with sewer. Duplexes are permitted on lots as small as 10,000 sq. ft., with sewer. Multi-dwelling residential development may also be possible at this site with approval of a use on review development plan by MPC. All of the above potential uses would be compatible with other existing development in the area.

### CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Based on the above general intent, this area is appropriate for R-1A zoning.

### THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The impact to the streets and school system will be minimal.
3. The impact on adjacent properties will be minimal. Numerous properties in the area are developed with more intense medium density residential development, which includes attached dwellings.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with R-1A zoning. However, R-1A zoning permits residential densities that could possibly exceed 6 du/ac. If a development plan is proposed that has a density at or above 6 du/ac, a sector plan amendment may be required to change the plan to medium density residential.
2. Approval of this request could lead to future requests for R-1A zoning on other surrounding properties, as proposed by the adopted plans for the area.

**Action:** Approved

**Meeting Date:** 11/10/2011

**Details of Action:**

**Summary of Action:** R-1A (Low Density Residential)

**Date of Approval:** 11/10/2011

**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:** 11/29/2011

**Ordinance Number:**

**Disposition of Case:** Approved (Emergency)

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**