

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: 11-G-03-RZ **Related File Number:**
Application Filed: 10/14/2003 **Date of Revision:**
Applicant: WOOD DEVELOPMENT GROUP
Owner:

PROPERTY INFORMATION

General Location: East side Woodlawn Pike, southwest of Galbraith School Rd
Other Parcel Info.:
Tax ID Number: 109 O D 052,53,54, AND PART OF 5 **Jurisdiction:** City
Size of Tract: 3 acres
Accessibility: Access is via Woodlawn Pike, a minor collector street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: 17 unit townhouse development **Density:** 5.6 du/ac
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is part of low density residential development that has occurred along Woodlawn Pike within R-1 and RP-1 zones.

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

Street: 4112 Woodlawn Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes
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 5.6 dwellings per acre.

Staff Recomm. (Full): RP-1 zoning at 1 to 5.6 dwellings per acre is compatible with surrounding residential uses that includes both single family attached and detached units. The sector plan proposes low density residential use for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The subject property is proposed to be developed in the same manner as the townhouses to the west, which are zoned RP-1 at 1 to 6 du/ac. The recommended zoning and density are consistent with those prior approvals.
2. The request is consistent with the sector plan, and water and sewer utilities are available to serve the site.
3. RP-1 zoning at up to 5.6 du/ac is compatible with surrounding development and zoning.
4. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, layout and other development issues can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The development on this site will be similar to the development to the west across Woodlawn Pike.
- 3. At the recommended density, a total of up to 17 dwelling units would be permitted on the subject property. This will add approximately 170 trips to the street system. Approximately 5.6 school aged children would be added to the school system.
- 4. This proposal will have minimal impact on adjacent properties, as the zoning and density are compatible with surrounding development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South City Sector Plan proposes low density residential use for this site, consistent with this proposal.
- 2. This site is located within the Urban Growth (Inside the City) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. There may be future requests for RP-1 zoning in this area, consistent with the sector plan proposal.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 5.6 dwelling units per acre

Date of MPC Approval: 11/13/2003 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: 12/9/2003 Date of Legislative Action, Second Reading: 12/23/2003

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: