

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-I-07-RZ **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: WARDLEY PROPERTIES, INC.

PROPERTY INFORMATION

General Location: North side Matlock Dr., southeast side McKamey Rd.
Other Parcel Info.:
Tax ID Number: 93 H A 008 **Jurisdiction:** City
Size of Tract: 3.58 acres
Accessibility: Access is via McKamey Rd., a major collector street with 22' of pavement width within 40-60' of right of way, or Matlock Dr., a local street with 14 to 24' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One residence
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential and Slope Protection Area
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with low density residential uses and a church under A-1, R-1 and RP-1 zoning.

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

Street: 5659 Matlock 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 (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of R-1 from the south
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.): APPROVE R-1 (Low Density Residential) zoning.

Staff Recomm. (Full): R-1 is a logical extension of zoning from the south, is compatible in uses and density to surrounding development and zoning and is consistent with the sector plan and One Year Plan proposals for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The recommended R-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. R-1 is a logical extension of zoning from the south. All properties in the immediate area are zoned for low density residential development, including the A-1, R-1 and RP-1 zones.
3. R-1 zoning will allow the property to be developed with detached dwellings on individual lots, similar to surrounding development.
4. The proposal is consistent with the sector plan and One Year Plan designations for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. R-1 zoning will allow approximately 16 dwelling units on the subject property. The minimum lot size is 7,500 square feet. The development of detached dwellings would add approximately 192 vehicle trips per day to the street system and about 7 school aged children to the school system.
3. The recommended R-1 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential uses for this site, consistent with this proposal.
2. The City of Knoxville One Year Plan proposes low density residential uses for this site, consistent with this proposal.
3. If approved, this request may lead to future rezoning requests for R-1 zoning on other A-1 zoned properties in the immediate area.

MPC Action: Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action: R-1 (Low Density Residential)

Date of MPC Approval: 11/8/2007

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: 12/4/2007

Date of Legislative Action, Second Reading: 12/18/2007

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: