

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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: 12-A-01-RZ **Related File Number:**
Application Filed: 11/13/2001 **Date of Revision:** 3/20/2002
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: West side of Maynardville Pike, south of Nicks Rd.
Other Parcel Info.:
Tax ID Number: 48 E A 28 **Jurisdiction:** City
Size of Tract: 1.83 acres
Accessibility: Access is via Nicks Rd., a local street with 19' of pavement, at the intersection with Maynardville Pike, a major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family house
Surrounding Land Use:
Proposed Use: Single family house, automobile storage **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential and Slope Protection Area
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area west of Maynardville Pike has been developed with residential uses under R-1, A, and R-1A zoning.

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

Street: 2601 Nicks Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: A (Agricultural)
Requested Zoning: C-4 (Highway and Arterial Commercial)
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:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE R-1 (Single Family Residential) zoning. (Property owner requested C-4.)

Staff Recomm. (Full): R-1 zoning is comparable to the previous county zone and the most appropriate designation for this site. The zone would be an extension of the R-1 zone from the south and west, and is consistent with the surrounding land uses and zoning pattern. The North City Sector Plan designates this site for low density residential uses.

Comments: Adjacent properties to the west and south are also zoned R-1. The City of Knoxville requested postponement of this request on behalf of the property owner at the December 13, 2001, MPC meeting. At that meeting, it was postponed to April 11, 2002. Since the December meeting, the owner of the property has requested C-4 (Highway & Arterial Commercial) zoning for the property and that has been advertised. It is staff's policy to recommend only the most comparable and appropriate City zone to the previous County zone. C-4 zoning would give the owner a considerable increase in intensity of uses allowed on the property, which is not the purpose of governmental rezonings. The property owner should apply for the desired zoning under a separate application after the City zoning has been established on the property.

MPC Action: Approved

MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)

Date of MPC Approval: 4/11/2002

Date of Denial:

Postponements: 12/13/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 5/14/2002

Date of Legislative Action, Second Reading: 6/11/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved (Emergency)

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: