

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: 12-F-05-RZ **Related File Number:**
Application Filed: 11/3/2005 **Date of Revision:**
Applicant: BRIAN WINSTEAD
Owner:

PROPERTY INFORMATION

General Location: Southwest side Knox Ln., southeast side Valley View Dr.
Other Parcel Info.:
Tax ID Number: 70 B F 002 **Jurisdiction:** City
Size of Tract: 7.2 acres
Accessibility: Access is via Valley View Dr., a minor collector street with 20' of pavement within a 40' right-of-way, and Knox Lane, a local street with 18' to 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, outbuilding
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5.99 du/ac
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is surrounded by single family residences and a church that have occurred under R-1 and RP-1 zoning.

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

Street: 3707 Knox Ln
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: None noted
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 5.99 du/ac.

Staff Recomm. (Full):

RP-1 zoning at less than 6 du/ac is compatible with surrounding residential zoning and development. The sector plan supports low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The RP-1 zoning at less than 6 du/ac. is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of the RP-1 zoning from adjacent properties north of Valley View Dr.
3. The site is surrounded by residential and related uses zoned RP-1 and R-1. Townhouse uses are compatible with the established and permitted uses allowed under RP-1 and R-1 zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would allow consideration of up to 42 units on this site and would add approximately 5-school age children to the area population..
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, building and parking layout and other development concerns can be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested RP-1 zoning at less than 6 units per acre is consistent with the City of Knoxville One-Year Plan.
2. The East City Sector Plan proposes low density residential uses for this site, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action:

APPROVE RP-1 (Planned Residential) at a density of 1 to 5.99 dwelling units per acre

Date of MPC Approval:

12/8/2005

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:

1/3/2006

Date of Legislative Action, Second Reading: 1/17/2006

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: