# **CASE SUMMARY**

# APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 12-F-08-RZ Related File Number:

**Application Filed:** 11/10/2008 **Date of Revision:** 

Applicant: CITY OF KNOXVILLE



F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# PROPERTY INFORMATION

General Location: South side Pine Grove Rd., east of Union School Rd.

Other Parcel Info.:

Tax ID Number: 84 C B 001-073 Jurisdiction: City

Size of Tract: 23.95 acres

Access is via Pine Grove Rd., a local street with 18' of pavement width within 50' of right of way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residential subdivision

**Surrounding Land Use:** 

Proposed Use: Residential subdivision Density: 8 du/ac

Sector Plan: East County Sector Plan Designation: MDR/O

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Pine Grove Rd. is developed with residential uses under PR, RA, RB and A zoning. To the east, along

Strawberry Plains Pike, are commercial, office and medium density residential uses, under various

zones.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: PR (Planned Residential) at 1-8 du/ac

Requested Zoning: RP-1 (Planned Residential) at up to 8 du/ac

Previous Requests: 4-L-04-RZ

Extension of Zone: No

History of Zoning: Property was rezoned PR @ 1-8 du/ac in 2004. (4-L-04-RZ).

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

2/4/2009 03:55 PM Page 1 of 2

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 RP-1 (Planned Residential) zoning at a density of up to 4

du/ac

Staff Recomm. (Full): RP-1 zoning is the most comparable City zoning district to the previous County zoning. The density has

been reduced because the residential subdivision has already been developed at a density of just over

3 du/ac. The zoning and density are consistent with the sector plan.

Comments: A concept plan/use on review was approved in 2005 for 73 lots on 23.95 acres, which is a density of

3.04 du/ac. The development of the subdivision is well underway. All the roads and utilities are in place and about half of the lots have been built with houses. Since the development density of this tract has been established, staff is recommending a density that is more consistent with the actual as-built

density.

MPC Action: Approved MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action: RP-1 (Planned Residential) zoning at a density up to 4 dwelling units per acre

Date of MPC Approval: 12/11/2008 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: 1/13/2009 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/4/2009 03:55 PM Page 2 of 2