

# 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-K-06-RZ                      **Related File Number:**  
**Application Filed:** 11/2/2006              **Date of Revision:** 12/11/2006  
**Applicant:** VICTOR JERNIGAN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Craig Rd., northwest side S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 O C 9,9.01,9.01-9.05    **OTHER:** 10, 10.01-10.05              **Jurisdiction:** City  
**Size of Tract:** 5.21 acres  
**Accessibility:** Access is via Colonial Forest Lane to Craig Rd., a local street, and S. Northshore Dr. a minor arterial street. These rights-of-way include two lane cross sections with 20' and 26' pavement widths respectively.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 5.99 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within an area of established single family and townhouse development that extends along S. Northshore Dr. within R-1 and RP-1 zones.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property to the northeast has been zoned PR at 5 du/ac. for years.

### 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 up to 3 du/ac. Applicant requests 5 .99 du/ac.

Staff Recomm. (Full): RP-1 zoning at up to 3 du/ac. is consistent with surrounding residential development and zoning that includes single family housing , duplexes and townhouses within R-1 and RP-1 zones. The sector plan and One Year Plan propose low density residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.  
2. RP-1 zoning up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.  
3. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 31 dwelling units could be proposed on the subject property. The maximum development of dwellings would add approximately 310 vehicle trips per day to the street system and about 3 children under the age of 18 to the school system. The staff recommended maximum density of 16 units would generate 160 vehicle trips, and 1or 2 children under the age of 18.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes low density residential uses and slope protection for the site; however, the site has been recontoured for a single family subdivision since the slope protection area was noted. PR zoning is consistent with the plan proposal.
2. The site is located within the Urban Growth Area (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR on other undeveloped property in this area in the future which is proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knoxville City Engineering and MPC staff.

MPC Action: Denied

MPC Meeting Date: 2/8/2007

Details of MPC action: Denied RP-1

Summary of MPC action: DENIED RP-1 (Planned Residential) zoning

Date of MPC Approval:                      Date of Denial: 2/8/2007

Postponements: 12/14/2006

Date of Withdrawal:                      Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 3/13/2007

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 3/27/2007

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**