# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-O-03-RZ Related File Number:

**Application Filed:** 11/24/2003 **Date of Revision:** 

Applicant: HOUSING CAPITAL, INC.

Owner:



4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 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:** Southwest side Pipkin Ln., northwest of Fox Rd.

Other Parcel Info.:

Tax ID Number: 143 110 Jurisdiction: City

Size of Tract: 57.45 acres

Access is via Pipkin Ln., a local street with 26' of pavement.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Single family subdivision Density: 3 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR and Slope Protection

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

Neighborhood Context: This site is adjacent to single family housing that has developed under PR and A zoning. The property

to the south has been proposed and approved for RP-1 zoning at 1 to 3 du/ac.

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

Street:

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: Property was zoned R-1 following annexation into the City of Knoxville in 2000. (12-Z-00-RZ)

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 12:06 PM Page 1 of 3

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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

APPROVE RP-1 (Planned Residential) zoning. Staff Recomm. (Abbr.):

APPROVE a density of 1 to 3 dwelling per acre

Staff Recomm. (Full): RP-1 zoning at 1 to 3 dwellings per acre is compatible with surrounding residential zoning and

development. The sector plan proposes slope protection and low density residential use for this site.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

1. RP-1 zoning is a logical extension of planned residential zoning from the south and west.

2. Residential development at up to 3 du/ac is compatible with the scale and intensity of the

surrounding development and zoning pattern.

3. Land to the south was also rezoned within the last year to RP-1 at the same density for single family

development.

4. RP-1 zoning requires MPC approval of a development plan for single family detached development as a use on review, in addition to the approval of a concept plan, prior to development. Issues such as

grading, drainage, access and lot layout will be addressed during site plan review.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the surrounding area to serve this proposed development. The development will have to be connected to sanitary sewer prior to any construction of houses.

2. A maximum of 173 lots would be permitted under the recommended zoning. Pipkin Ln. has sufficient capacity to handle the additional traffic that will be generated. A maximum of approximately 1730 trips would be added to the street system. If the concept plan shows more than 75 lots, a traffic impact study will be required.

3. Approximately 72 school-aged children could be added to the school system as a result of this

proposal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes Low Density Residential uses and Slope Protection for this site, consistent with the proposal.

2. The site is located within the Urban Growth Area (Inside the City) of the Knoxville-Knox County-

Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 12/11/2003

**Details of MPC action:** 

**Summary of MPC action:** APPROVE RP-1 (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 12/11/2003 Date of Denial: Postponements:

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

# LEGISLATIVE ACTION AND DISPOSITION

City Council Legislative Body:

Date of Legislative Action: 1/6/2004 Date of Legislative Action, Second Reading: 1/20/2004

**Ordinance Number:** Other Ordinance Number References:

**Disposition of Case:** Disposition of Case, Second Reading: Approved Approved

1/31/2007 12:06 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:06 PM Page 3 of 3