

# 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-V-07-RZ                      **Related File Number:**  
**Application Filed:** 11/5/2007              **Date of Revision:**  
**Applicant:** HELEN ROSS MCNABB CENTER

### PROPERTY INFORMATION

**General Location:** Southwest side Laurans Ave., northwest of Goforth Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 G R 010                      **Jurisdiction:** City  
**Size of Tract:** 1.28 acres  
**Accessibility:** Access is via Laurans Ave., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 8 attached residential units                      **Density:** 5.99 du/ac  
**Sector Plan:** Central City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site is located on the southern edge of an established neighborhood that was developed under R-1 zoning.

### 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:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) zoning  
APPROVE a density up to 5.9 du/ac.

Staff Recomm. (Full):

RP-1 zoning at up to 5.9 du/ac is consistent with the surrounding established residential /business development and zoning pattern that includes R-1, R-3 and C-3 zones.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposed RP-1 zoning at up to 5.9 du/ac. Is compatible with the surrounding residential development and zoning pattern.
- 2. Establishing an RP-1 zone for this site will make an appropriate, more intense residential zoning pattern adjacent to a C-3 commercial zone and buffer the R-1 zoned larger residential neighborhood to the north.
- 3. RP-1 residential uses at up to 5.9 du/ac. Will allow consideration of a transitional residential development at the southern edge of an established residential area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have some impact on the street system, depending on the use, and no impact on schools.
- 3. The requested RP-1 zoning is compatible with surrounding development and will not have a negative impact on adjacent residential properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested RP-1 zoning at up to 5.9 du/ac. Would be consistent with both the City of Knoxville One Year Plan and the East City Sector Plan which propose low density residential uses for the site.
- 2. 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: 12/13/2007

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential) at a density up to 5.9 dwelling units per acre

Date of MPC Approval:

12/13/2007

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:

1/29/2008

Date of Legislative Action, Second Reading: 2/12/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 1/15/2008

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: