

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-Y-06-RZ **Related File Number:**
Application Filed: 11/29/2006 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION
Owner:

PROPERTY INFORMATION

General Location: Northwest side Edington Rd., south of Cherokee Trail
Other Parcel Info.:
Tax ID Number: 122 009 **Jurisdiction:** City
Size of Tract: 0.34 acres
Accessibility: Access is via Edington Rd., a two lane, minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Parking **Density:** 5.99 du/ac.
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a larger property that will be developed with multi-family units under PR zoning.

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

Street: 3909 Edington Rd.
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: 5-H-06-RZ application included this parcel, but was not forwarded to City Council.
Extension of Zone: Yes
History of Zoning: Property was considered with the rezoning of the adjacent property in the county, but was not properly advertised for MPC their action due to staff error.

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 5.99 du/ac.

Staff Recomm. (Full):

RP-1 zoning at 5.99 du/ac. is consistent with the adjoining PR zone which will be developed with this site. The sector plan proposes MDR for this site and the adjoining property, while the One Year Plan designation for this site is LDR.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of the RP-1 zoning at the density of up to 5.9 du/ac will allow this site is inclusion in the development of the adjoining property in a manner that will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. RP-1 zoning is required to allow the approved plan for development of the property to proceed. It was not until after the use on the review approval that the zoning issue of this parcel was discovered.
3. The RP-1 zoning will allow the development to place surface parking on this site for the surrounding residential units.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area and would be extended to serve the site.
2. The RP-1 zoning would allow this parcel's development with the adjacent property's 252 unit apartment complex. The proposal would be compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The development of this 0.34 acres of land under RP-1 zoning would be consistent with the medium density residential designation of this site and surrounding area.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action:

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

Date of MPC Approval:

12/14/2006

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:

1/30/2007

Date of Legislative Action, Second Reading: 2/13/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 1/16/07

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: