

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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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www.knoxmpc.org

File Number: 2-B-03-RZ **Related File Number:**
Application Filed: 1/7/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side Twining Dr., north and east side Kendall Rd.
Other Parcel Info.:
Tax ID Number: 120 O C 5,6,7 OTHER: 120NA18,19,30 **Jurisdiction:** City
Size of Tract: 6.67 acres
Accessibility: Access to these lots is via either Kendall Rd. or Twining Dr., both having 26' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwellings and a day care
Surrounding Land Use:
Proposed Use: Single family dwellings and a day care **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood is developed with single family dwellings developed under A, RA and 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: No Zone
Former Zoning: RA (Low Density Residential) and A (Agricultural)
Requested Zoning: R-1 (Single Family Residential)
Previous Requests: Other surrounding properties annexed into the City have been rezoned R-1.
Extension of Zone: Yes. R-1 zoning surrounds these properties.
History of Zoning: Other surrounding properties that have been annexed into the City have been rezoned to R-1.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE R-1 (Single Family Residential) zoning.

Staff Recomm. (Full): R-1 is a compatible City zone to the previous County zone and is a logical extension of the zoning pattern that has been established for properties in this neighborhood that have been annexed by the City. The West City Sector Plan proposes low density residential uses for these properties.

Comments: The subject properties are some of the last in this residential neighborhood to be annexed into the City. All other surrounding properties have been rezoned to R-1 upon annexation. The recommended zoning will continue the established zoning pattern. A day care center, which is located on parcels 6 and 7, is a use permitted on review in the R-1 zone.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)

Date of MPC Approval: 2/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 3/18/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: