

# 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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**File Number:** 2-B-10-RZ  
**Application Filed:** 12/29/2009  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** East side Washington Pike, north of Edmondson Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 L A 014 **Jurisdiction:** City  
**Size of Tract:** 7.6 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 20' of pavement width within 90' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential **Density:** 5 du/ac  
**Sector Plan:** Northeast County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is surrounded by commercial and residential development, in various City and County commercial and residential zone districts.

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

**Street:** 5828 Trestle Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** PR (Planned Residential)  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of RP-1 from the west  
**History of Zoning:** MPC approved PR zoning at 1-5 du/ac and a LDR plan designation on June 13, 2002 (6-E-02-RZ/6-A-02-SP).

## 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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 5 du/ac.

Staff Recomm. (Full): RP-1 zoning is compatible with surrounding development and zoning. RP-1 at the recommended density is the most comparable City zone to the former County PR zone. The sector plan proposes LDR (Low Density Residential) uses for the site, consistent with the recommendation.

Comments: Other properties in the neighborhood have been rezoned R-1 (Low Density Residential) after annexation into the City. RP-1 is an extension of zoning and density from the west. The recommended density of up to 5 du/ac falls within the allowable density range in a low density residential designated area. In 2009, a concept plan, use on review and final plat were approved in the County PR zone for up to 37 attached residential units on individual lots on this site (8-SD-09-C/8-H-09-UR/8-SO-09-F). These previous approvals will remain valid in the City under the recommended RP-1 zoning.

Action: Approved Meeting Date: 2/11/2010

Details of Action:

Summary of Action: RP-1 (Planned Residential) at a density of up to 5 dwelling units per acre

Date of Approval: 2/11/2010 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: 3/9/2010 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: