

# 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-D-08-RZ  
**Application Filed:** 1/14/2008  
**Applicant:** CITY OF KNOXVILLE

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

## PROPERTY INFORMATION

**General Location:** Southeast side Tazewell Pike, southwest of Anderson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 028 **Jurisdiction:** City  
**Size of Tract:** 17.88 acres  
**Accessibility:** Access is via Tazewell Pike, a two lane, minor arterial street with 20' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Condo development  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing **Density:**  
**Sector Plan:** North City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This condo development is within a residential area that has developed and is developing under R-1, RA, RB, and NC-1 Neighborhood Conservation 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:** RB (General Residential)  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:**  
**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. R-2 (General Residential) was advertised for this site APPROVE a density up to 5.9 du/ac.

Staff Recomm. (Full):

RP-1 zoning at up to 5.9 du/ac. is a comparable zone to the former RB county zoning and will accommodate the established and proposed development of this site (see attached site plan). The recommended zoning and density will reduce the potential development density from the medium density allowed under RB zoning to the low density as supported by the adopted sector plan for this area. The property owner may wish to seek the advertised R-2 (General Residential) zone rather than the recommended RP-1 zone for this property.

Comments:

The property owner may wish to seek advertised R-2 (General Residential) zone rather than the recommended RP-1 zone for this property.

MPC Action:

Approved as Modified

MPC Meeting Date: 2/14/2008

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:

2/14/2008

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:

3/11/2008

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: