

# 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:** 2-F-03-RZ                      **Related File Number:**  
**Application Filed:** 1/14/2003              **Date of Revision:**  
**Applicant:** GREG HINCKLEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Woods-Smith Rd., north of Shrewsbury Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 C A 024                      **Jurisdiction:** City  
**Size of Tract:** 0.31 acres  
**Accessibility:** Access is via Woods-Smith Rd., a minor collector street with 26' of pavement within a 50' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of a single family neighborhood that has developed under R-1 zoning.

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

**Street:** 2319 Woods-Smith Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density 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:

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 R-1A (Low Density Residential) zoning

Staff Recomm. (Full): R-1A zoning is similar to the established surrounding R-1 zoning. The One Year Plan and sector plan proposes low density residential use for this site, which can include R-1A zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. The site is accessed by a collector street.
3. R-1A zoning would allow the residence to be converted to a duplex, which is compatible with the scale and intensity of other residential and neighborhood serving commercial development in the surrounding area.

THE EFFECTS OF THE PROPOSAL
1. Allowing R-1A zoning in the area could lead to additional duplex development or use on review consideration of multi-family development densities at less than 6 dwellings per acre where deemed appropriate within the neighborhood.
2. Public water and sewer utilities are available to the site.
3. R-1A uses limited to low densities would be compatible with the scale and intensity of surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. R-1A zoning for a duplex at this site is consistent with the Northwest County Sector Plan proposal of Low Density Residential uses for this property.
2. The area's established low density residential pattern is appropriate for continued rezoning requests for R-1A uses at low densities similar to this request.
3. The Knoxville-Knox County Growth Policy Plan designates this site for Urban Growth within the city.

MPC Action: Approved MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low Density 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: Denied Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

