

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-X-02-RZ **Related File Number:**
Application Filed: 1/29/2002 **Date of Revision:**
Applicant: MPM DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, east of West Forest Blvd.
Other Parcel Info.:
Tax ID Number: 106 J A 41,42,42.01 **Jurisdiction:** City
Size of Tract: 25.8 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial street with 4 lanes and a median divider within 110' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family attached dwellings **Density:** 5.9 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with attached and detached single family dwellings and churches under R-1 and RP-1 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes. Extension of RP-1 from the southeast.
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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of 1 to 5.9 du/ac.

Staff Recomm. (Full): RP-1 zoning is a logical extension of the RP-1 to the southeast and is compatible with the adjacent land uses and zoning pattern.

Comments: The Northwest County Sector Plan, as amended by the Middlebrook Pike Corridor Study, designates this site for low density residential (LDR) uses. Within the city limits of Knoxville, LDR allows for zoning densities of up to 6 dwelling units per acre. The applicant is proposing to construct single family attached dwellings on the property, similar to the development to the southeast in Millington Park. RP-1 zoning will allow for the development to be clustered in the more developable portions of the site. A use on review development plan will have to be reviewed and approved by MPC prior to any development of the site.

The staff's recommended density of 1-5.9 du/ac will add an estimated 26 school-aged children to the school system. The staff's recommended density of 1-5.9 du/ac will add 1,370 vehicle trips to Middlebrook Pike.

MPC Action: Approved

MPC Meeting Date: 2/14/2002

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 5.9 dwelling units per acre

Date of MPC Approval: 2/14/2002

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: 3/19/2002

Date of Legislative Action, Second Reading: 5/14/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": 4/2/02 POSTPONED 6 WEEKS UNTIL May 14, 2002

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: