

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: 3-B-05-RZ **Related File Number:**
Application Filed: 1/19/2005 **Date of Revision:**
Applicant: LONDONTOWN II / CALIFORNIA ASSOCIATES, LP
Owner:

PROPERTY INFORMATION

General Location: Southeast side Lonas Dr. northwest side Nightingale Ln., west of N. Weisgarber Rd.
Other Parcel Info.:
Tax ID Number: 106 M C 00202 **Jurisdiction:** City
Size of Tract: 7 acres
Accessibility: Access is via Lonas Dr., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartment expansion **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an area of apartment and office development that has occurred under O-1, RP-1 and R-2 zones.

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

Street: 820 Londontown Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was zoned O-1 in 1990's.

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-2 (General Residential) zoning

Staff Recomm. (Full): R-2 zoning for the proposed apartment development is consistent with other residential zoning and development found in the area. The sector plan proposes medium density residential use and slope protection for this site. The One Year Plan update is proposing MU (LDR/MDR/O) for this site and the surrounding area along Nightingale Ln. and Lonas Dr., north side of I-40/75, and west of N. Weisgarber Rd.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The subject property is located in a transitional area of office and apartment development located between a single-family residential neighborhood to the west and north, and the I-40/75 right-of-way to the south. The site was approved for apartment development under the current O-1 zoning. The R-2 zoning is needed to meet building code requirements for wood stud construction. Apartment use for the property as permitted under the R-2 zone is compatible with surrounding development and the nearby interstate.
2. Apartments are located north and west of the site, with a medical office situated to the east, on N. Weisgarber Rd.

THE EFFECTS OF THE PROPOSAL
1. The rezoning of the subject property to R-2 for the apartment expansion will have minimal impact on schools and area streets. Primary access to the site will be by Lonas Dr. from the north. Public water and sewer are in place to serve this site.
2. The proposed apartment use will continue the development trend between the residential area to the north and the interstate right-of-way to the south. The effect on adjacent properties will be minimal and access will be by Lonas Dr. to N. Weisgarber Rd.
3. This rezoning may lead to additional requests for apartment or office uses in the area as interstate noise impacts single family residential property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The R-2 rezoning request is consistent with the One Year Plan amendment for MU (LDR/MDR/O) designation.
2. The apartment use is similar in intensity to the MDR designation proposed by the Northwest City Sector Plan for the property.
3. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action: Approved MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action: APPROVE R-2 (General Residential)

Date of MPC Approval: 3/10/2005 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: 4/12/2005 Date of Legislative Action, Second Reading: 4/26/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: