CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-C-02-RZ Related File Number:

Application Filed: 1/30/2002 Date of Revision:

Applicant: E.L. VOTAW

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Buffat Mill Rd., northeast of Bridalwood Dr.

Other Parcel Info.:

Tax ID Number: 70 J G 39 Jurisdiction: City

Size of Tract: 1.13 acres

Accessibility: Access is via Buffat Mill Rd., a major collector street with 50' of right of way and 21' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence.

Surrounding Land Use:

Proposed Use: Multi-family dwellings at 5.99 du/ac Density:

Sector Plan: East City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with mostly single family dwellings under R-1 zoning. Some multi-family

residential has been developed along Washington Pike to the north and along Bridalwood Dr. under R-

1A zoning.

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

Street: 2923 Buffat Mill Rd.

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: Yes. Extension of R-1A from the north.

History of Zoning: None noted for this property. Other properties to the north and west have been rezoned from R-1 to R-

1A for development of multi-family units.

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:39 PM Page 1 of 2

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.): DENY R-1A (Low Density Residential) zoning.

Staff Recomm. (Full): R-1A zoning for this site would allow the intrusion of incompatible residential uses into the established

single family residential neighborhood along Buffat Mill Rd.

Comments: At the March 14, 2002 MPC meeting, the applicant requested a postponement of this request to the

April 2002 meeting in order to meet with adjacent property owners. Both the One Year Plan and East City Sector Plan designate this site for low density residential uses. R-1A zoning should be restricted to property fronting Washington Pike, such as the property to the rear of this site. This site is bordered on

the east, west and south by R-1 zoned property developed with single family dwellings. These properties would be adversely impacted by multi-family development on the subject property.

Introducing R-1A zoning could encourage further requests on properties to the west along Buffat Mill Road, which are currently developed with single family uses. The applicant could subdivide the site for development of two or more single family dwellings under the current R-1 zoning, which provides him a

reasonable use of the property.

MPC Action: Denied MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: DENY R-1A (Low Density Residential)

Date of MPC Approval: Date of Denial: 4/11/2002 Postponements: 3/14/2002

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:39 PM Page 2 of 2