

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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www.knoxmpc.org

File Number: 3-E-09-RZ
Application Filed: 2/13/2009
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Cherokee Trail, northeast and southwest sides Candora Rd., east side Edington Rd.
Other Parcel Info.:
Tax ID Number: 108 00801 122DM001 OTHER: (FORMERLY 122 010) **Jurisdiction:** City
Size of Tract: 20.27 acres
Accessibility: Access is via Cherokee Trail, a two lane, minor collector street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: 143 apartment units
Surrounding Land Use:
Proposed Use: 143 apartment units **Density:** 7 du/ac.
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an area that includes multi-family development built within RP-1 and PR zones that caters to UT students.

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

Street: 3914 Edington Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: PR (Planned Residential) & RA (Low Density Residential)
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: Part of property was rezoned PR by Knox County prior to annexation.

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.):

Recommend that City Council APPROVE RP-1 (Planned Residential) zoning at a density up to 7.1 du/ac.

Staff Recomm. (Full):

RP-1 zoning at 7.1 du/ac. is consistent with the 143 dwelling units built on this property under county zoning and is compatible with the surrounding residential uses and PR, RP-1 and RA zoning.

Comments:

Other properties within this area have been rezoned to RP-1 after annexation, reflecting their development with multi-family residential uses. (See attached letter from property owner's attorney requesting zoning and density comparable to its previous county zoning.)

MPC Action:

Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential) at a density up to 8 dwelling units per acre

Date of MPC Approval:

3/12/2009

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:

4/7/2009

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: