

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 3-H-20-SU                      **Related File Number:**  
**Application Filed:** 1/27/2020              **Date of Revision:**  
**Applicant:** J.A. MURPHY GROUP, LLC

## PROPERTY INFORMATION

**General Location:** North side of Middlebrook Pk., east of Webster Groves In.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 J A 40                      **Jurisdiction:** City  
**Size of Tract:** 5.83 acres  
**Accessibility:** Access is via Middlebrook Pike, a major arterial street with four lanes and a center median within 130' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** 36 attached residential dwelling units                      **Density:** 6.25 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with detached and attached houses, independent living, and church uses under RN-1, RN-2 and RN-3 zoning.

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

**Street:** 7805 Middlebrook Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** As of January 2020, the zoning changed from RP-1 < 5 du/ac to RN-3/HP.

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): WITHDRAW the application as requested by the applicant.

Staff Recomm. (Full):

**Comments:** This proposal is for 36 attached dwelling units (revised from 43 dwelling units) in the RN-3 zone which requires Special Use approval by the Planning Commission. The access to the site will be from Middlebrook Pike, directly across from the Broome Road intersection. The 5.83 acre property has 2.21 acres within the HP (Hillside Protection) overlay. Based on the slope classifications within the HP overlay, only 1.21 acres of the HP overlay can be disturbed. If the applicant proposes additional disturbance within the HP overlay, it must be approved by the Planning Commission as part of this application. The maximum number of dwelling units allowed is 61 based on the HP overlay standards, which is reduced from 83 units assuming the HP overlay was not on the site.

**Action:** Withdrawn**Meeting Date:** 5/14/2020**Details of Action:****Summary of Action:** WITHDRAW the application as requested by the applicant.**Date of Approval:****Date of Denial:****Postponements:** 3/12/2020 - 4/9/2020**Date of Withdrawal:** 5/14/2020**Withdrawn prior to publication?:**  **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** Knoxville City Council**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":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**