

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: 3-M-03-RZ **Related File Number:**
Application Filed: 2/21/2003 **Date of Revision:**
Applicant: JIM ODLE
Owner:

PROPERTY INFORMATION

General Location: South side Mascarene Rd., north side Rendava Ln.
Other Parcel Info.:
Tax ID Number: 93 H B 21 **Jurisdiction:** City
Size of Tract: 0.3 acre
Accessibility: Access is via Mascarene Hills Dr., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Residential home for the aged **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This lot is part of a single family residential subdivision that has developed under R-1 Single-Family Residential zoning.

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

Street: 4301 Mascarene 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: No
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: Ken Pruitt

Staff Recomm. (Abbr.): DENY R-1A zoning

Staff Recomm. (Full): R-1A zoning is out of character with the surrounding R-1 zoning and single family residential development. The sector plan proposes low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is served by public water and sewer and is already developed with a single family dwelling in a manner consistent with the surrounding development pattern.
2. The site is within the interior of a stable single family subdivision and only accessed by a local street.
3. R-1A zoning would allow the residence to be considered for an assisted living facility, which is not compatible with the scale and intensity of surrounding single-family residential uses.

THE EFFECTS OF THE PROPOSAL
1. Allowing R-1A zoning in the area could lead to additional incompatible development or use on review requests for development that is out of character with the established residential neighborhood.
2. Public water and sewer utilities are available to the site.
3. Many R-1A uses would be incompatible with the scale and intensity of surrounding residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. R-1A zoning is consistent with the Northwest City Sector Plan proposal of Low Density Residential uses, but it is out of character with the existing R-1 zoning surrounding this property.
2. This subdivision's established low density residential pattern is not appropriate for continued rezoning requests for R-1A uses similar to this request.
3. The Knoxville-Knox County Growth Policy Plan designates this site for Urban Growth within the city.

MPC Action: Denied MPC Meeting Date: 3/13/2003

Details of MPC action:

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

Date of MPC Approval: Date of Denial: 3/13/2003 Postponements:

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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: