

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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www.knoxmpc.org

File Number: 3-R-01-RZ **Related File Number:** 8-A-01-SP
Application Filed: 2/6/2001 **Date of Revision:** 6/7/2001
Applicant: JAMES & REBECCA CROSSLAND
Owner:

PROPERTY INFORMATION

General Location: Northwest side S Northshore Dr., northeast side Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 N A 32 OTHER: 133 KA 3 **Jurisdiction:** County
Size of Tract: 3 acres
Accessibility: Access is via Wallace Road, a minor collector street, with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant Land
Surrounding Land Use:
Proposed Use: Office building **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the single family residential development that has occurred along this section of S Northshore Dr. within RA, R-1, PR and RP-1 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: OA (Office Park). (Referred back to MPC from County Commission to consider PR Planned Residential zoning) @ up to 8 du/ac
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: kp

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of 1 to 5 dwellings per acre based on the sector plan amendment recommendation to maintain LOW DENSITY RESIDENTIAL.

Staff Recomm. (Full): This request was referred back to MPC by County Commission for consideration of PR zoning. Although the site is less than 5 acres in size, PR zoning at 1 to 5 dwellings per acre is consistent with the surrounding residential development pattern and would allow consideration of detached or attached housing. The sector plan proposes low density residential use for this site. (This is a revised recommendation.)

Comments: All the property surrounding this site is zoned residential and developed with residential uses. The site consists of two lots fronting on Wallace Road, a minor collector street. The subject property is separated from S. Northshore Drive, a major arterial street, by two narrow, irregular shaped parcels zoned R-1 in the city. At the recommended density of 1 to 5 dwelling units per acre, the site could be developed with either single-family detached housing or some other compatible residential use, such as townhouses. PR zoning would require the submission of a site plan to MPC for review and approval, which also would permit review of the site plan by affected property owners in the area.

MPC Action: Approved

MPC Meeting Date: 8/9/2001

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre based on the sector plan amendment recommendation to maintain Low Density Residential.

Date of MPC Approval: 8/9/2001

Date of Denial: 3/8/2001

Postponements: 6/14/01-7/12/01

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 4/9/2001

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 6/25/2001

Date of Legislative Action, Second Reading: 8/27/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Other

Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other": Referred back to MPC to consider PR Planned Residential, 6/25, 7/23 Postponed

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: