

# 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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**File Number:** 3-Z-03-RZ                      **Related File Number:**  
**Application Filed:** 2/25/2003              **Date of Revision:**  
**Applicant:** TERRY AND ROB SPARKS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side S. Northshore Dr., northeast of Gatewood Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 A B 17,17.02                      **Jurisdiction:** City  
**Size of Tract:** 2.02 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with 24' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Two residences  
**Surrounding Land Use:**  
**Proposed Use:** Twelve unit condo development                      **Density:** 6 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the predominately low density residential development that has occurred under R-1, R-1A and RP-1 zoning

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**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 RP-1 (Planned Residential) zoning

Staff Recomm. (Full): RP-1 zoning is not suitable for this site because of its small size (2.02 ac.) and wedge shape configuration. The right-of-way requirements for the future widening of S. Northshore Dr. will further reduce the site's size. 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 can be developed in a manner consistent with the surrounding development pattern under R-1 zoning.
2. The site has direct access to a major arterial street, S. Northshore Dr.

### THE EFFECTS OF THE PROPOSAL

1. The developable area of the property will be reduced by the required right-of-way dedication for S. Northshore Dr., which is 50 ft. from center line.
2. The subject property is a numbered lot inside a developed subdivision. Several single-family lots in the subdivision would be impacted by the proposed 12-unit condominium development.
3. The requested RP-1 zoning and attached conceptual site plan propose a 12-unit development that would generate approximately 96 additional vehicle trips per day for area streets and add approximately 2 school age children to the school system. However, the site plan is not approvable. (See attached copy.) There does not appear to be enough distance between the development's proposed access road and S. Northshore Dr. to allow for safe traffic movement. The intersection spacing required by the Minimum Subdivision Regulations is 125 ft. between local and arterial streets. The conceptual site plan shows approximately 100 ft.
4. The site is less than 5 acres, which is the minimum size according to MPC staff practice for consideration of RP-1 zoning. The applicant submitted the site plan in support of development of the site under RP-1 zoning.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and One Year Plan propose Low Density Residential uses for this property. The R-1 zone supports development consistent with the plan proposals for this site. Development under RP-1 zoning would have to be at a density that is less than 5.9 dwellings per acre.
2. The Knoxville-Knox County Growth Policy Plan designates this site for Urban Growth inside the City.

MPC Action: Denied

MPC Meeting Date: 3/13/2003

Details of MPC action:

Summary of MPC action: DENY RP-1 (Planned 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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**