CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-B-03-PA Related File Number: 4-J-03-RZ

Application Filed: 3/11/2003 Date of Revision:

Applicant: MURPHY DEVELOPMENT, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Delrose Dr., southwest of Riverside Rd.

Other Parcel Info.:

Tax ID Number: 82 M C 037 Jurisdiction: City

Size of Tract: 30.43 acres

Access is via Delrose Dr., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Multi-family development Density: 12 dwellings per acre

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is part of low density residential and related institutional development pattern that has occurred

under R-1 zoning.

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

Street: 2805 Delrose Dr.

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: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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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 MDR (Medium Density Residential) Sector Plan amendment

DENY ONE YEAR PLAN MDR (Medium Density Residential) amendment

Staff Recomm. (Full): The present LDR designation permits development proposals of less than 6 dwellings per acre on this

site which is consistent with, but slightly more intense, than the surrounding established residential

development pattern.

Comments: The applicant has requested an amendment to the One Year Plan and a rezoning to allow medium density residential development on a 30.43-acre tract that is now designated for low density residential uses. Because of the property's size and the applicant's request for a density of up to 12 dwellings per

acre, the applicant also has requested consideration of an amendment to the East City Sector Plan, which also proposes low density residential development for the subject property.

A. 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 the LDR designation.

2. Changing from R-1 to RP-1 at up to 6 dwellings per acre would allow a range of development options compatible in intensity to surrounding development, while the RP-1 at 6 to 12 dwellings per acre requested by the applicant would be out of character with surrounding residential uses. RP-1 at 6 to 12 dwellings per acre would be spot zoning.

3. The present R-1 zone that has classified this property for many years allows low density, single family residential development.

B. EFFECTS OF THE PROPOSAL

- 1. RP-1 zoning at low density designation would allow development that would be consistent with that permitted or existing on nearby lots zoned R-1.
- 2. The maximum requested development under RP-1 zoning at 12 du/ac would result in the develop[met of 360 units, generate approximately 2900 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 65 children. RP-1 at up to 6 units per acre would allow 177 units, generate approximately 1770 more vehicle trips, and increase the area's school population by 32 children.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. RP-1 zoning at a density of 12 du/ac will permit more intensive development than the scale and intensity of surrounding development and the water and sewer, and street system available to serve the site.
- 2. Other R-1 zoned property in the area could expect to be zoned at up to 6 du/ac and stay within the policies and guidelines of the adopted plans for the area.
- 3. Low density residential development of this site will solidify this area as a low density residential area.

MPC Action: Denied MPC Meeting Date: 4/10/2003

Details of MPC action: DENY MDR (Medium Density Residential) One Year Plan designation.

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval: Date of Denial: 4/10/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 4/14/2003

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/13/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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