CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-E-02-RZ Related File Number:

Application Filed: 3/12/2002 Date of Revision:

Applicant: LEMAY AND ASSOCIATES

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side S Northshore Dr., south of Forest Brook Rd.

Other Parcel Info.:

Tax ID Number: 134 A E 17 Jurisdiction: City

Size of Tract: 0.82 acres

Access ibility: Access is via S. Northshore Dr., a major arterial street with 26' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex

Surrounding Land Use:

Proposed Use: Six-plex structure Density:

Sector Plan: Southwest County Sector Plan Designation:

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

Neighborhood Context: This site is part of the older, single family residential neighborhood that has developed under R-1

zoning along this section of S. Northshore Dr. More recent development has included more intensive

residential uses within R-1A and RP-1 zones.

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

Street: 5902 S Northshore Drive

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: Noe noted for this site, but other property in the area has been zoned R-1A recently.

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): APPROVE R-1A zoning

Staff Recomm. (Full): R-1A zoning is consistent with surrounding R-1, RB and PR residential zoning and development that

includes single family housing and townhouses. The sector plan proposes low density residential use

for this site.

Comments: R-1A zoning will permit consideration of housing other than single family dwellings as long as the

density is below 6 dwellings per acre. Residential development more intense than single family uses is

appropriate at this location, given the property's location on a major arterial street.

MPC Action: Approved MPC Meeting Date: 4/11/2002

Details of MPC action:

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

Date of MPC Approval: 4/11/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/14/2002 Date of Legislative Action, Second Reading: 5/28/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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