

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-H-05-PA                      **Related File Number:** 4-Q-05-RZ  
**Application Filed:** 3/14/2005                      **Date of Revision:**  
**Applicant:** ROBERT CAMPBELL & ASSOCIATES  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** East side Bradshaw Rd., north of Stonewood Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 O B 024                      **Jurisdiction:** City  
**Size of Tract:** 3.84 acres  
**Accessibility:** Access is via Bradshaw Rd., a two lane, major collector street recently improved.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 16 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site is within a low density residential area that has occurred under R-1 zoning and is across the street from the new Victor Ashe City Park, which is zoned OS-1.

### 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:** No  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR (Medium Density Residential)

## ***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) Designation

**Staff Recomm. (Full):** Medium density residential use of this site would be out of character with the established low density residential development of adjoining property and R-1 zoning. The sector plan proposes low density residential use for this site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with low density residential uses under R-1 zoning.
2. The current R-1 zoning permits low density residential uses consistent with the adjacent residential development and zoning. The requested MDR designation and RP-1 densities up to 16 units per acre are incompatible with the scale and intensity of the surrounding low density residential development and R-1 zoning pattern.
3. A medium density designation with RP-1 zoning would require MPC use on review approval of site plans prior to any development of the property. However, even with this review, potential issues associated with medium density development of this site such as traffic, drainage, access, building arrangement and other development concerns, could not be reduced to a level of acceptable compatibility with the adjoining low density residential uses.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. RP-1 zoning at the requested density, would allow up to 60 dwelling units to be proposed on the subject property. The maximum development would add approximately 547 vehicle trips per day to the street system and about 32 children under the age of 18 to the school system.
3. Adequate sight distance exists along Bradshaw Rd. for access to the site.
4. Low density residential development under R-1 zoning is compatible with the surrounding zoning, and the impact on adjacent properties would be minimal

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential use for the property. The applicant has requested approval of medium density residential uses for the site.
2. The staff recommendation of denial is consistent with the adopted plans. The approval of the requested amendment to Medium Density Residential would make the RP-1 zoning at a density up to the 16 du/ac. consistent with the City of Knoxville One Year Plan.
3. This request would not generate similar zoning requests in this area in the future, since all the nearby properties are developed as proposed by the sector plan and One Year Plan.

If approved as requested, the developer will be required to submit a use on review development plan prior to the property's development. The plan will show the property's proposed development and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the Knoxville Department of Engineering and MPC staff.

**MPC Action:** Denied (Withdrawn)

**MPC Meeting Date:** 4/14/2005

**Details of MPC action:**

**Summary of MPC action:**

**Date of MPC Approval:**

**Date of Denial:** 4/14/2005

**Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 5/10/2005

**Date of Legislative Action, Second Reading:** 5/24/2005

**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:**