

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: 4-M-01-RZ **Related File Number:** 4-H-01-PA
Application Filed: 3/13/2001 **Date of Revision:**
Applicant: GREG SMITH
Owner:

PROPERTY INFORMATION

General Location: North end of Tomache Dr., north of Mendosa Dr., south of Middlebrook Pike.
Other Parcel Info.:
Tax ID Number: 107 B A 5 **Jurisdiction:** City
Size of Tract: 22.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family attached housing **Density:** 5.9 units per acre
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) & R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: Property was zoned I-2 in 1990
Extension of Zone:
History of Zoning:

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: MAB

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned Residential).
APPROVE a density of 1-2 du/ac. (Applicant has requested 5.9 du/ac.)

Staff Recomm. (Full): RP-1 is appropriate for this site, but the density must be limited to a maximum of 2 du/ac because of the slope, and because access is gained only through local neighborhood streets.

Comments: Since the only available access to the site is from Tomache Drive, which is a local street within an established single-family residential neighborhood, the approved density should not exceed the density of the existing neighborhood, which is approximately 2 units per acre . This restricted density should minimize the traffic impacts to the existing neighborhood to the south.

Within the sector plan's slope protection area, the maximum recommended density is 1 unit per 2 acres. The estimated slopes on the southern portion of the site range from 16 to 18% (see attached), which will limit the density within that area. Slope issues can be addressed during the MPC's required use on review/concept plan process. Under the current I-2 and R-1 zoning, no site plan review is required for proposed development. The RP-1 zone is desirable so that slope issues may be addressed prior to development of the site.

MPC Action: Approved as Modified MPC Meeting Date: 6/14/2001

Details of MPC action: MPC approved a density of 1-3 du/ac. Staff recommended 1-2.

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1-3 dwelling units per acre

Date of MPC Approval: 6/14/2001 Date of Denial: Postponements: 4/12/01-5/10/01

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 7/10/2001 Date of Legislative Action, Second Reading: 7/24/2001

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: