

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-M-04-RZ **Related File Number:**
Application Filed: 3/5/2004 **Date of Revision:**
Applicant: WILLIAM SAMLER
Owner:

PROPERTY INFORMATION

General Location: Northeast side Amherst Rd., north of Seaver Dr.
Other Parcel Info.:
Tax ID Number: 92 M A 011 **Jurisdiction:** City
Size of Tract: 1.56 acres
Accessibility: Access is via Amherst Rd., a major collector street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Change garage interior to allow a garage and small apartment (not for rent). **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of single family housing and businesses that have developed under R-1 and I-3 zoning.

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

Street: 1844 Amherst Rd
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: None noted
Extension of Zone: No
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.):

APPROVE R-1A (Low Density Residential) zoning

Staff Recomm. (Full):

R-1A zoning is comparable with surrounding residential and light industrial uses and will allow the applicant to construct a garage apartment for his mother-in-law. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The R-1A zoning will allow development of the proposed garage apartment and is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The R-1A zoning will allow development similar to surrounding R-1 uses that include large lot residential uses and single family subdivisions.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The R-1A zoning will not adversely impact surrounding properties, and is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The R-1A zoning is consistent with the One Year Plan and sector plan proposals of low density residential use.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This proposal could lead to similar requests in the future, consistent with the sector plan designation in the area.

If approved, this item will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action:

Approved

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action:

APPROVE R-1A (Low Density Residential)

Date of MPC Approval:

4/8/2004

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:

5/11/2004

Date of Legislative Action, Second Reading: 5/25/2004

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: