

# 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:** 5-A-02-RZ                      **Related File Number:**  
**Application Filed:** 4/9/2002              **Date of Revision:**  
**Applicant:** STEVE MCMAHAN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side of Rifle Range Dr., west of Maynardville Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 48 K A 18                      **Jurisdiction:** City  
**Size of Tract:** 2.85 acres  
**Accessibility:** Access is via Rifle Range Dr, a minor arterial street with 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments for the elderly                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This sloping, wooded site is within a residential area including mobile homes, single-family detached and multi-family units. The predominant residential pattern to the south is single-family detached.

### 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:** R-1A (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned R-1 when annexed into the city. Applicant requested same zoning in 1998 and withdrew request before City Council action.

### 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: Bonnie Curtiss

Staff Recomm. (Abbr.): DENY R-1A (Low Density Residential) zoning.

Staff Recomm. (Full): R-1A zoning permits more intensive development than should be permitted on this property with steep slopes. The sector plan proposes low density uses, with slope protection for the majority of the property.

Comments: Approximately 85 percent of the site has slopes which exceed 30%, while about 15 percent of the site has slopes in excess of 25%. (See attached map.) Any development on this site will have to respect the topographic restraints, and should not be at the densities permitted under R-1A.

The applicant has indicated that he proposes 16 apartment units in two structures on the property. Although R-1A zoning would require use-on-review of such a proposal, the slope is too severe to permit such intense development because of the potential for excessive stormwater runoff and erosion.

MPC Action: Approved

MPC Meeting Date: 5/9/2002

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

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

Date of MPC Approval: 5/9/2002

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: 6/11/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Denial differs from MPC Recommendation to approve

Date of Legislative Appeal:

Effective Date of Ordinance: