

# 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-03-RZ                      **Related File Number:**  
**Application Filed:** 3/13/2003              **Date of Revision:**  
**Applicant:** LEXINGTON-SIMMONS, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Murphy Rd., southeast of Summer Rose Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 E A 3                      **Jurisdiction:** County  
**Size of Tract:** 0.9 acre  
**Accessibility:** Access is via Murphy Rd., a minor collector street with 3 lanes and 37' of pavement width within 80' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential                      **Density:** 1-4 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has been developed with residential uses under A and PR zoning. A Montessori School is also developed across Murphy Rd. to the east under A zoning.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** Summer Rose subdivision was recently zoned PR  
**Extension of Zone:** Yes, extension of PR from the west.  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE PR (Planned Residential) zoning.  
APPROVE a density of 1 to 4 du/ac.

**Staff Recomm. (Full):** PR is a logical extension of zoning from the west, is consistent with the sector plan, and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

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

1. The proposal is a logical extension of zoning from the west.
2. This area is beginning to develop with low density residential uses, such as Summer Rose subdivision to the northwest, consistent with the request. PR zoning at 1-4 du/ac will allow this lot to be added to the adjacent property to the west under the same zoning for purposes of density calculation for future development. It would also allow this lot to be subdivided, if desired.
3. The requested zoning and density are compatible with the scale and intensity of the surrounding development and zoning pattern.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have a minimal impact on the street system and schools.
3. The impact to adjacent properties will be minimal. The proposed PR zone allows uses compatible to surrounding development.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the Northeast County Sector Plan proposal of low density residential uses for this site.
2. The Knoxville / Knox County Growth Policy Plan designates this site as Urban Growth Area for the City of Knoxville.
3. Staff anticipates that there will be future requests for PR zoning in this area, based on the area's sector and growth policy plan designations.

**MPC Action:** Approved

**MPC Meeting Date:** 5/8/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

**Date of MPC Approval:** 5/8/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** County Commission

**Date of Legislative Action:** 6/23/2003

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**