CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-B-04-RZ Related File Number:

Application Filed: 3/26/2004 **Date of Revision:**

Applicant: WILLIAM KENNEDY, JR.

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Shangri-La Dr., southwest of Ault Rd.

Other Parcel Info.:

Tax ID Number: 70 K E 013 (PART ZONED R-1) Jurisdiction: City

Size of Tract: 20 acres

Accessibility: Access is via Del Mabry Dr., an unimproved 50' right of way that connects with Shangri-La Dr., a local

street with 45' of right of way and 26' of pavement width. Access could also be via Wayne Dr., a local

street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Condominiums Density: 5.99 du/ac

Sector Plan: East City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This neighborhood is developed with single family residential uses under R-1 zoning. To the south are

various industrial and commercial businesses under I-3, I-4 and C-3 zoning.

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:

Extension of Zone: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 RP-1 (Planned Residential) zoning.

APPROVE a density of 1 to 5.99 du/ac.

Staff Recomm. (Full): RP-1 zoning at the recommended density is compatible with the scale and intensity of the surrounding

land uses and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Development permitted under RP-1 zoning and the proposed density will be compatible with

surrounding development to the north, east and west.

2. RP-1 zoning will require MPC review and approval of a site plan prior to any development of the property. During this review, issues such as traffic, drainage, slope, lot layout and other development

concerns can be addressed.

3. RP-1 zoning at a density of up to 5.99 du/ac is only slightly higher than the density that would be permitted under the current R-1 zoning, which allows single family lots at a minimum size of 7,500 square feet. Maximum density under R-1 is 5.81 du/ac. The developed density of the surrounding area

is in the range of 2 to 3 dwelling units per acre.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposed zoning and density would allow up to 119 residential units to be developed on the site. This would add approximately 1012 trips to the street system and would add about 15 children under the age of 18 to area schools.

3. The proposal is generally compatible with surrounding development and zoning, and the impact on surrounding properties should be minimal.

4. To promote efficient and safe traffic movement through the surrounding residential area, any site plan proposal should include access to both Del Mabry Dr. to the east and Wayne Dr. to the west, possibly connecting the two streets through the development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City Of Knoxville One Year Plan proposes low density residential uses for this site, consistent with the request.

2. The East City Sector Plan proposes light industrial uses for the site.

3. This request should not generate future requests for residential development in this area, because the surrounding area is either zoned and developed with existing residential uses, or is zoned industrial.

MPC Action: Approved MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 5.99 dwelling units per acre

Date of MPC Approval: 6/10/2004 Date of Denial: Postponements: 5/13/04

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/6/2004 Date of Legislative Action, Second Reading: 7/20/2004

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Ordinance Number:	Other Ordinance Number References:
Ordinance Number.	Other Ordinance Number References.

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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