

# 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-B-05-RZ                      **Related File Number:**  
**Application Filed:** 4/5/2005              **Date of Revision:**  
**Applicant:** WILLIAM GRAY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Middlebrook Pike, west side Connie Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 O B 001, 00101                      **Jurisdiction:** City  
**Size of Tract:** 1.4 acres  
**Accessibility:** Access is via Middlebrook Pike, a four lane median divided major arterial street and Connie Rd., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Subdivide or seek use on review approval for medical office or condo units.              **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within a residential area that has developed under R-1, R-1E, RP-1 and R-2 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:** 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-1 A (Low Density Residential) zoning

Staff Recomm. (Full):

R-1A zoning would permit compatible low density residential uses such as duplexes, as well as use on review consideration for a church or medical office on the site. The sector plan and One Year Plan propose low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential, institutional and commercial uses under R-1E, R-1, R-2, RP-1, C-1 and O-1 zoning.
2. R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern and the site's location adjacent to Middlebrook Pike, a major arterial street.
3. R-1A zoning will require MPC use on review approval of site plans for any multi-family or non-residential development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
4. Undeveloped O-1 Office zoning is found to the north of the site across Middlebrook Pike.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. Any R-1A zoning development is limited to low density uses not exceeding 5.9 units per acre. The site's acreage could accommodate up to 7 dwelling units, or a medical office, church or other listed uses-on-review could be developed on the subject property, subject to MPC approval.
3. The R-1A zoning is compatible with the surrounding zoning, and the impact of any multi-family or non-residential use on adjacent properties can be minimized during the use on review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for R-1A or other residential zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

MPC Action:

Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

Summary of MPC action:

APPROVE R-1 A (Low Density Residential)

Date of MPC Approval:

5/12/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

6/7/2005

Date of Legislative Action, Second Reading: 6/21/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**