

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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-G-08-RZ  
**Application Filed:** 3/31/2008  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** East of Duncan Rd., southeast of S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 O B 010 & 011 OTHER: PORTION ZONED COUNTY **Jurisdiction:** City  
**Size of Tract:** 1.05 acres  
**Accessibility:** Access is via Brooks Ave., an unimproved 40' wide right of way, or S. Northshore Dr., a major arterial street with 21' of pavement width within 100' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** House and vacant lot **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** LDR and SLPA  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed primarily with low density residential uses, zoned R-1, RP-1, A and RB.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** A (Agricultural) and RB (General Residential)  
**Requested Zoning:** R-1 (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-1 from the north and west  
**History of Zoning:** Other annexed properties to the west were rezoned from RB to R-1 in 1996.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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 R-1 (Low Density Residential) zoning.

Staff Recomm. (Full): R-1 zoning is compatible with the surrounding development and zoning pattern, is consistent with the zoning placed on previously annexed properties in the area, and is consistent with the sector plan proposal for the site.

Comments: Two other similar sites to the west were rezoned R-1 after annexation into the City Limits of Knoxville in 1996 (2-O-96-RZ and 2-P-96-RZ). R-1 is the most appropriate zoning for the property, considering the surrounding development pattern and zoning. The Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the recommended R-1 zoning.

MPC Action: Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

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

Date of MPC Approval: 5/8/2008

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: 6/3/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: