

# 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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Knoxville, Tennessee 37902  
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**File Number:** 5-W-04-RZ                      **Related File Number:**  
**Application Filed:** 4/19/2004              **Date of Revision:**  
**Applicant:** MAYSHARK CONSTRUCTION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South of S. Northshore Dr., southwest of Tobler Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 H A 006                      **Jurisdiction:** City  
**Size of Tract:** 0.8 acres  
**Accessibility:** Access is via S. Northshore Dr. a major arterial street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Duplex  
**Surrounding Land Use:**  
**Proposed Use:** Two duplexes                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within an area of residential development that ranges from single family detached units to apartments. Zoning in the area includes R-1, R-1A, RP-1, R-2 and RB.

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

**Street:** 7204 S Northshore Dr.  
**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 for this site, but other property in the area has been zoned R-1A for more intensive residential development along this arterial street.

### 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-1A (Low Density Residential) zoning

Staff Recomm. (Full):

R-1A is compatible with surrounding residential zoning and development that ranges from single family housing to apartments. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The R-1A zoning permits low density development and will allow development that is compatible with the scale and intensity of the surrounding residential development and zoning pattern.
2. R-1A zoning will require use on review and approval prior to multi-family development of the property. During this review, issues such as traffic, drainage, building layout and other development concerns can be addressed. Adequate access to S. Northshore will have to be shown to this lot with any consideration of multi-family residential uses
3. The R-1A zoning will allow development similar to surrounding residential uses that include apartments, townhouses, duplexes and single family dwellings.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposed zoning would allow the property to be developed with a duplex or proposed for multi-family units at less than 6 du/ac.
3. The R-1A zoning would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed zoning and density are consistent with the low density residential uses proposed for this area by the One Year Plan and Southwest County Sector Plan.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

If approved, this item will be forwarded to Knoxville City Council for action on June 8 and 22, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action:

Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action:

APPROVE R-1A (Low Density Residential)

Date of MPC Approval:

5/13/2004

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:

6/22/2004

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

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

**If "Other":** Postponed 6/8/2004

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**