

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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www.knoxmpc.org

File Number: 5-Y-04-RZ **Related File Number:**
Application Filed: 4/27/2004 **Date of Revision:**
Applicant: MOLLENHOUR INVESTMENT GROUP
Owner:

PROPERTY INFORMATION

General Location: Southwest side Sevierville Pike, northwest side Lindy Dr.
Other Parcel Info.:
Tax ID Number: 124 H B 001,2,AND 7 **Jurisdiction:** City
Size of Tract: 6.75 acres
Accessibility: Access is via Sevierville Pike, a major collector street, Lindy Dr., a minor collector street, and Centeroak Dr. and Tedlo Ln., both local streets. All these streets have 26' of pavement within 40' to 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Attached Residential **Density:** 1 to 5.9 du/ac.
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is surrounded by well maintained, single family housing that has developed under R-1 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: 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 RP-1 (Planned Residential) zoning.
APPROVE 1 to 5.9 dwellings per acre

Staff Recomm. (Full): RP-1 zoning at a density of 1 to 5.9 du/ac. will permit residential development compatible with character and scale of surrounding residential uses and zoning. The One Year Plan and sector plan propose low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The RP-1 zoning at a density of up to 5.9 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as access, traffic, drainage, slope, lot layout and other development concerns can be addressed.
3. The RP-1 zoning will allow development similar to surrounding residential uses that include older residences and newer single family subdivisions.

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 maximum of 40 dwelling units. Approximately 400 new vehicle trips would be generated and approximately 20 school-aged children would be added to the school system.
3. The RP-1 zoning and 1-5.9 density would impact surrounding properties, but they are compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The RP-1 zoning at a density up to 5.9 dwellings per acre is consistent with the One Year Plan and South City Sector Plan proposal of low density residential uses.
2. The site is located within the Urban Growth (inside city) 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: APPROVE RP-1 (Planned Residential) zoning.
APPROVE 1 to 4.5 dwellings per acre

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1-4.5 dwelling units per acre

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: 6/8/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 6/22/2004

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: