

# 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:** 6-M-07-RZ                      **Related File Number:**  
**Application Filed:** 5/2/2007              **Date of Revision:**  
**Applicant:** D. PRESTON AND DANA SMITH

### PROPERTY INFORMATION

**General Location:** Northeast side Lawford Rd., southeast side railroad ROW, northwest of Scotswood Cir.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 M A 012                      **Jurisdiction:** City  
**Size of Tract:** 13.27 acres  
**Accessibility:** Access is via Lawford Rd., a local street with 25' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residence, vacant land and possibly horse(s).                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential and Stream Protection  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The Westmoreland Estates neighborhood is developed with low density residential development, zoned R-1.

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

**Street:** 7011 Lawford Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) and F-1 (Floodway)  
**Former Zoning:**  
**Requested Zoning:** OS-1 (Open Space Preservation) and F-1 (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of OS-1 and F-1 from the southwest.  
**History of Zoning:** MPC denied a one year plan amendment to GC and C-6 zoning in 2000 for the portion of this site north of the floodway (7-L-00-RZ/7-E-00-PA). The site to the southwest, on the opposite side of Lawford Rd. was rezoned OS-1 and F-1 in 2006 (10-Q-06-RZ).

### 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 OS-1 (Open Space Preservation) and F-1 (Floodway) zoning.

Staff Recomm. (Full): OS-1 and F-1 zoning is appropriate for this vacant site containing a tributary of Fourth Creek, which is not part of any residential lots.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL  
1. OS-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.  
2. A creek tributary traverses through the subject property. OS-1 zoning is appropriate for this site to minimize development impacts on the floodway. The current R-1 zoning would allow creation of individual 7500 square foot lots for residential development.  
3. The proposed OS-1 zoning is compatible with surrounding development and is consistent with the One Year and Sector Plans.  
4. A concept plan for 22 lots was approved by MPC under R-1 zoning in 2004, but it was denied on appeal to City Council on 5/11/04 (1-SB-04-C).  
  
THE EFFECTS OF THE PROPOSAL  
1. Public water and sewer utilities are available to serve the site.  
2. This proposal will have no impact on schools or the street system.  
3. The proposal is compatible with the surrounding zoning and will have minimal impact on surrounding properties.  
4. The OS-1 zone allows residences on the site, but the minimum lot size is 3 acres, with a minimum of 200 feet at the front building line. A maximum 5% of the total area may be comprised of manmade structures. The OS-1 zone also allows some agricultural uses, park and recreation uses and conservation areas. The applicant does propose to possibly keep a horse on site in the future, subject to meeting any applicable City Codes for location of animals. OS-1 zoning also allows consideration of multi-family dwellings as a use on review, but staff would be unlikely to support a request for this type of use at this location.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan proposes stream protection and low density residential uses for the site, consistent with this proposal.
- 2. The City of Knoxville One Year Plan proposes low density residential uses for the site. OS-1 is listed as a permissible zone within the LDR designation.
- 3. This request is not likely to lead to future OS-1 requests in the immediate area, as the surrounding properties are developed under R-1 and C-6 zoning.

MPC Action: Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action: OS-1 (Open Space Preservation) and F-1 (Floodway)

Date of MPC Approval: 6/14/2007

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:** 7/17/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 7/31/2007

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**