

# 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-P-04-RZ                      **Related File Number:**  
**Application Filed:** 5/17/2004              **Date of Revision:**  
**Applicant:** W. CONARD, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Jackson Rd., south of Windtree Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 M B 12, 12.02, 12.03.                      **Jurisdiction:** City  
**Size of Tract:** 11.05 acres  
**Accessibility:** Access is via Jackson Rd., a minor collector street with 18' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 2 single family dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Single family detached subdivision                      **Density:** 1 to 4 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with residential uses under RP-1 and R-1 zoning. To the south, east and west are warehouses and other industrial businesses developed under I-2 and I-3 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:** Yes, extension of RP-1 from the north  
**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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) zoning.  
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full):

RP-1 zoning at the recommended density will allow development compatible with the adjacent subdivision and zoning to the north.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the adjacent development and zoning pattern. The developed density of the adjacent RP-1 subdivision to the north is approximately 3.83 du/ac.
2. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
3. RP-1 zoning at up to 4 du/ac will allow the property to be developed with up to 44 dwelling units. Under R-1 zoning, development could be proposed with minimum lot sizes of 7,500 square feet, which is over 5 du/ac.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. At the recommended density, up to 44 dwelling units could be proposed on the subject property. If developed with single family detached dwellings, this would add approximately 440 vehicle trips per day to the street system and about 24 children under the age of 18 to the school system.
3. This proposal is compatible with the adjacent development and zoning and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, limited to RP-1 and R-1 zoning, for this site, consistent with this proposal.
2. The Northwest City Sector Plan proposes low density residential uses for the site, consistent with this proposal.
3. This request may generate similar requests for residential development in this area in the future, consistent with the sector plan and One Year Plan designations in the area.

MPC Action:

Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action:

APPROVE RP-1 (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval:

6/10/2004

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:

7/6/2004

Date of Legislative Action, Second Reading: 7/20/2004

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:**