

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 6-Q-07-RZ                      **Related File Number:**  
**Application Filed:** 5/8/2007              **Date of Revision:**  
**Applicant:** DAVID MORIN

### PROPERTY INFORMATION

**General Location:** Northwest & southeast sides of Walter Reed Ln., southwest side of Joe Lewis Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 L D 005, 006, 007, 013 & 014                      **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via Joe Lewis Rd., a local street with 18' to 20' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Provide individual lots for existing 14 dwelling units and 2 additional future units.                      **Density:** 5  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in the midst of residential housing, including apartments, that has developed under A, R-1 and R-2 zones.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (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:

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 PR (Planned Residential) zoning  
APPROVE a maximum density up to 5 du/ac.

Staff Recomm. (Full):

PR zoning at up to 5 du/ac. will allow consideration of a subdivision of the property to create lots for the established dwellings. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PR zoning at up to 5 du/ac. of this site is consistent with the residential use of the single family dwellings located on the site, as well as the surrounding development and zoning.
3. The proposed PR zoning will allow the subdivision of the site for continued low density residential use.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have little additional impact on streets or schools.
3. The request is compatible with surrounding development and will have no impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan proposes LDR (Low Density Residential) use for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future PR rezoning requests for surrounding properties in the area, consistent with the LDR designation on the MPC plans. This would especially apply to properties that are developed with residential dwellings, but do not have residential zoning.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

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:

Knox County Commission

Date of Legislative Action:

7/23/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

