

# CASE SUMMARY

**APPLICATION TYPE: ORDINANCE AMENDMENT**

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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-A-05-OA                      **Related File Number:**  
**Application Filed:** 6/16/2005              **Date of Revision:** 9/29/2005  
**Applicant:** METROPOLITAN PLANNING COMMISSION  
**Owner:**

## **PROPERTY INFORMATION**

**General Location:**  
**Other Parcel Info.:**  
**Tax ID Number:** 999 999                      **Jurisdiction:**  
**Size of Tract:**  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:**  
**Sector Plan:**                                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:** Amend the Knoxville Zoning Ordinance, RP-1, RP-2, and RP-3 (Planned Residential) Districts to clarify procedures to change or amend approved development plans (Referred back to MPC by City Council 9/13/2005)

## **ZONING INFORMATION (where applicable)**

**Current Zoning:**  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## **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.:** Amend the Knoxville Zoning Ordinance, RP-1, RP-2, and RP-3 (Planned Residential) Districts to clarify procedures to change or amend approved development plans (Referred back to MPC by City Council 9/13/2005)

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Buz Johnson

**Staff Recomm. (Abbr.):** approval of the amendment

**Staff Recomm. (Full):**

**Comments:** This amendment removes required front yard setbacks and minimum lot sizes from the district and provides that these will be approved as part of the development plan approval process by the Planning Commission. The amendment also provides that minor revisions to approved development plans within RP-1, RP-2 and RP-3 zones that do not increase the intensity of the development, or that reduce the intensity, may be approved by staff. Changes to the plan that increase the intensity must be amended by filing a revised development plan proposal for Planning Commission approval. A variance from the approved plan may not be considered by the City Board of Zoning Appeals.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE the amendment.

**Date of MPC Approval:** 11/10/2005

**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:** 12/6/2005

**Date of Legislative Action, Second Reading:** 12/20/2005

**Ordinance Number:**

**Other Ordinance Number References:** O-284-05

**Disposition of Case:** Approved

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

**If "Other":** Postponed until 9/13/2005 and then referred back to MPC

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**