

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: 7-E-07-RZ **Related File Number:** 7-C-07-PA
Application Filed: 6/1/2007 **Date of Revision:**
Applicant: CHRIS FORTUNE

PROPERTY INFORMATION

General Location: Northeast side Western Ave., northwest of John May Dr.
Other Parcel Info.:
Tax ID Number: 79 M A 036-041 **Jurisdiction:** City
Size of Tract: 12.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Apartments with tenant storage as an accessory use **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Medium Density Residential and Slope Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) zoning. DENY R-2 (General Residential).
APPROVE a density up to 16 du/ac.

Staff Recomm. (Full):

RP-1 zoning is compatible with the surrounding residential zoning and would permit the proposed multi-dwelling units. Unlike R-2, RP-1 would also require use on review approval by MPC, which would allow MPC and community evaluation of any potential impacts on surrounding properties.

Comments:

NEED AND JUSTIFICATION

1. RP-1 zoning at a density of up to 16 du/ac will allow the proposed multi-dwelling units and will be compatible with the low density residential and commercial uses found in this area.
2. Other properties in the immediate area are developed with residential uses under R-1 and R-1A zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At maximum development, this request could add up to 200 multi-dwelling units, 1779 vehicle trips per day to the road system and about 35 school aged children to area schools.
3. This change in zoning would not adversely impact traffic flow on this section of Western Ave., which already has residential, office and commercial traffic.
4. This zoning change would provide a transition between commercial development to the east and south and low density residential development to the north and west.
5. The recommended RP-1 zoning would require use on review approval by MPC prior to development of the site, which would allow MPC and community evaluation of any potential impacts on surrounding properties. The applicant will be required to provide sidewalks along Western Ave. as part of the development plan. The R-2 zone would not afford this opportunity for site plan review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City One Year Plan Amendment is necessary in order to rezone this site to RP-1 at a density up to 16 dwellings per acre.
2. The Northwest City Sector Plan proposes medium density residential uses and slope protection for this site. Due to slope constraints, the applicant may not be able to develop the site at the maximum approved density.
3. The site is designated as Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Denied

MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action:

DENY R-2 (General Residential).

Date of MPC Approval:

Date of Denial: 7/12/2007

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 7/17/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

8/14/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Moot issue-no action taken.
MPC denial stands

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: