

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
www.knoxmpc.org

File Number: 7-I-01-RZ **Related File Number:**
Application Filed: 6/11/2001 **Date of Revision:**
Applicant: ROBERT G. CRYE JR.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Lantana Ln., southwest of Gap Rd.
Other Parcel Info.:
Tax ID Number: 80 L E 22, 23.01 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Lantana Ln., a local street with 16' to 18' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling.
Surrounding Land Use:
Proposed Use: 4 duplexes (in addition to existing house on lot at 1424 Lantana La). **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a older residential neighborhood that has developed under R-1 and R-2 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: R-1A (Low Density 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:

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: kp

Staff Recomm. (Abbr.): APPROVE R-1A (Low Density Residential) zoning

Staff Recomm. (Full): R-1A zoning is consistent with surrounding residential zoning and development, and would permit duplex development on 10,000 sq. ft. lots. The sector plan proposes low density residential uses for this site.

Comments: This rezoning will permit the subdivision of and new residential development on this site. New development, including duplex units, should be encouraged in this area. Lantana Ln. is a 1200' long dead end street that serves only the abutting properties and will not be extended because of steep slopes. Development of four duplexes on this property would add approximately 72 vehicle trips per day to this road's traffic volume.

MPC Action: Approved

MPC Meeting Date: 7/12/2001

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low Density Residential)

Date of MPC Approval: 7/12/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 8/7/2001

Date of Legislative Action, Second Reading: 8/21/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: