

# 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:** 7-J-07-RZ                      **Related File Number:**  
**Application Filed:** 6/4/2007              **Date of Revision:**  
**Applicant:** RANDY GUIGNARD

### PROPERTY INFORMATION

**General Location:** Northwest side Marjorie Ln., northeast of Alice Bell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 59 N A 001-004                      **Jurisdiction:** City  
**Size of Tract:** 12.19 acres  
**Accessibility:** Access is via Marjorie Ln., a two lane dead-end, local street with 16-18' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Detached condominiums                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is surrounded by residential and related uses that have developed under R-1 and RP-1 zones

### 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:** RP-1 (Planned Residential) @ 1-5.9 du/ac  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**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 RP-1(Planned Residential) zoning.  
APPROVE up to 5.99 du/ac.

Staff Recomm. (Full):

RP-1 zoning at up to 5.99 du/ac. Is consistent with the surrounding residential development pattern that includes apartments, townhouses and single family structures, a church and a school. The sector plan and One Year Plan propose low density residential use for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1.
2. RP-1 zoning at up to 5.99 du/ac is compatible with the scale and intensity of the existing and proposed residential development pattern along Valley View Dr., and Washington Pike.
3. 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.

THE EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the maximum density, up to 73 dwelling units could be proposed on the subject property. This density would add approximately 776 vehicle trips per day to the street system and about 10 school aged children to area schools. The requested 5.99 du/ac would allow approximately 27 units on this site, would generate 270 vehicle trips per day and would add approximately 28 school aged children to area schools.
3. The recommended zoning and density are compatible with the surrounding zoning. The impact on adjacent properties will be minimized during the use-on-review/concept plan process.

CONFORMITY OF THE PROPOSAL ON ADOPTED PLANS

1. The East City One Year Plan and Sector Plan proposes low density residential uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RP-1 zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a use on review (concept plan if proposed detached units) development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans will also be required at this stage, if deemed necessary of Knoxville Engineering Department and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 7/12/2007

Details of MPC action:

Summary of MPC action:

RP-1(Planned Residential) at a density up to 5.99 dwelling units per acre

Date of MPC Approval:

7/12/2007

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:

8/14/2007

Date of Legislative Action, Second Reading: 8/28/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**