

# 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-L-05-RZ

Related File Number:

Application Filed: 6/16/2005

Date of Revision:

Applicant: ANNA KIRBY

Owner:

### PROPERTY INFORMATION

General Location: West side Piney Grove Church Rd., south of Robinson Rd.

Other Parcel Info.:

Tax ID Number: 106 A A 00902

Jurisdiction: City

Size of Tract: 1.26 acres

Accessibility: Access is via Piney Grove Church Rd., a minor arterial street with 21' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Small condominium development

Density: 5 to 14 du/ac

Sector Plan: Northwest County      Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with low to medium density residential uses under A-1, R-1 and RP-1 zoning.

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

Street: 2031 Piney Grove Church Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

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: Michael Brusseau

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

Staff Recomm. (Full): R-1A zoning is compatible with surrounding development and zoning in the area and is consistent with the sector plan and one year plan proposals for the 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. The proposal is consistent with both the One Year Plan and sector plan designations on the site.
3. R-1A zoning of this site would allow consideration of the proposed condominium development, but will require use on review approval from MPC. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and some impact on schools, depending on the density of residential development proposed.
3. The requests are compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes medium density residential uses for the site, consistent with this proposal.
2. The Northwest County Sector Plan proposes low density residential uses for this site, consistent with this proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request may lead to future rezoning requests for R-1A or other residential zones on adjacent A-1 zoned properties in this area.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

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

Date of MPC Approval: 7/14/2005

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: 8/16/2005

Date of Legislative Action, Second Reading: 8/30/2005

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:**