

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

File Number: 7-N-05-RZ **Related File Number:** 7-F-05-PA
Application Filed: 6/13/2005 **Date of Revision:**
Applicant: JOSEPH A. FIELDEN
Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, east side Lonas Dr.
Other Parcel Info.:
Tax ID Number: 93 M A 001 **Jurisdiction:** City
Size of Tract: 8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments
Surrounding Land Use:
Proposed Use: Apartments **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Office, SLPA and STPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 3900 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park), R-1A (Low Density Residential), A-1 (General Agricultural) and F-1 (Floodway)
Former Zoning:
Requested Zoning: R-2 (General Residential) and F-1 (Floodway)
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:

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-2 (General Residential) / F-1 (Floodway) zoning

Staff Recomm. (Full): R-2 zoning will enable the applicant to establish safer access to the apartment development to Lonas Dr. The east side of the site, east of the floodway, is already developed with apartment buildings with access to Middlebrook Pike only.

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 R-2 zoning will allow further development of apartments on the east side of the Floodway and will allow the applicant to establish access to Lonas Dr., which will be safer for residents. A traffic light is located at the intersection of Lonas Dr. and Middlebrook Pike. The current access point to Middlebrook Pike is located where there is no center median cut and no traffic controls.
3. The recommended R-2 zoning of this site would allow the applicant to propose access to Lonas Dr. for the existing and future development on the site.

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.
4. R-2 zoning will allow additional dwelling units to be developed on the site. The portion of the site west of the Floodway is currently heavily vegetated and may be too narrow to develop with any structures. If structures can not be developed in that portion of the site, the vegetation should be preserved as much as possible.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes offices uses for this site, which are similar in impact to the requested medium density residential uses.
2. With the recommended amendment to MDR, the proposed R-2 zoning is consistent with the City of Knoxville One Year Plan.
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 should not lead to future plan amendment and rezoning requests for medium density residential uses in this area. Most of the surrounding property is developed with established uses.

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action: APPROVE R-2 (General Residential) and F-1 (Floodway)

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:

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: