

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-O-04-RZ **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: ELLEN SILVER
Owner:

PROPERTY INFORMATION

General Location: Southeast side Dry Gap Pike, southwest of Rifle Range Dr.
Other Parcel Info.:
Tax ID Number: 57 12535 **Jurisdiction:** City
Size of Tract: 1.4 acres
Accessibility: Access is via Dry Gap Pike, a major collector street with 19-20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family dwelling **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is primarily undeveloped and is zoned C-6 on the north side of the street and RP-1 on the south side.

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

Street: 1010 Dry Gap Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: R-1 (Single Family 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-1 (Single Family Residential) zoning.

Staff Recomm. (Full): R-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. R-1 zoning will insure that only one single family detached unit can be constructed on the property, if the property is not subdivided.
2. R-1 is compatible with surrounding development.
3. R-1 zoning limits the property to single family uses and lot sizes of no less than 7,500 square feet with connection to sanitary sewer.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have no impact on schools or the street system.
3. The proposal is compatible with the surrounding zoning and there should be no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses and slope protection for the site.
2. The City of Knoxville One Year Plan proposes low density residential uses for the site, consistent with the proposal.
3. This request may generate similar requests for R-1 zoning if surrounding properties are developed with single family detached dwellings.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)

Date of MPC Approval: 7/8/2004

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: 8/3/2004

Date of Legislative Action, Second Reading: 8/17/2004

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: