

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: 8-B-05-RZ **Related File Number:**
Application Filed: 7/13/2005 **Date of Revision:**
Applicant: JAMES E. LEDFORD
Owner:

PROPERTY INFORMATION

General Location: East side of Henson Rd., south of Old Ball Camp Pike
Other Parcel Info.:
Tax ID Number: 93 H G 00301,00213 PART **OTHER:** MAP ON FILE. **Jurisdiction:** City
Size of Tract: 1.72 acres
Accessibility: Access is via Henson Rd., a minor collector street with 24' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Condo development under construction
Surrounding Land Use:
Proposed Use: Condo development **Density:** 6 du/ac.
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a low density residential area of single family detached and attached housing that has developed under RP-1 and R-1 zoning..

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

Street: 4326 Henson Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) at 5 du/ac.
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) at 6 du/ac.
Previous Requests: Yes, to RP-1 at 5 du/ac.
Extension of Zone: Yes
History of Zoning: Property was zoned RP-1 in the 1990's

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned residential) zoning
APPROVE a density of 1 to 5.9 dwellings per acre

Staff Recomm. (Full): This density is compatible with surrounding residential development and R-1, R-2 and RP-1 zoning. The sector plan and One Year Plan propose low density residential use for the site

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under R-1, R-2 and RP-1 zoning.
2. RP-1 zoning at 1 to 5.9 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the development to the west of the site
3. MPC, via use on review approval of a site plan, has approved a 10 unit development plan for this property that was conditioned on this increase in density to construct two of the units shown. There was no objection to the development plan during that review process. (See attached plat.)

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. At the requested density, up to 10 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 130 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.
- 3. The proposal is compatible with the surrounding zoning and will have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes low density residential uses for the site, consistent with this proposal.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for PR or other residential 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 permitted to develop according to the approved use on review development plan for the property, (7-O-05-UR).

MPC Action: Approved MPC Meeting Date: 8/11/2005

Details of MPC action:

Summary of MPC action: approval of RP-1 (Planned residential) at a density of 1 to 5.9 dwellings per acre

Date of MPC Approval: 8/11/2005 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: 9/13/2005 Date of Legislative Action, Second Reading: 10/4/2005

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: