

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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:** 8-G-03-RZ                      **Related File Number:**  
**Application Filed:** 7/10/2003              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side Shannondale Rd., southeast of Malibu Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 26.04 OTHER: PART OF 26.03                      **Jurisdiction:** City  
**Size of Tract:** 7.33 acres  
**Accessibility:** Access is via Shannondale Rd., a minor collector street with 50' of right of way and 21' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling and cleared, graded land  
**Surrounding Land Use:**  
**Proposed Use:** Dwelling and condominiums                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with residential uses under R-1, RB and PR zoning. The subject property has been cleared and graded to prepare for the construction of condominiums.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** RB (General Residential)  
**Requested Zoning:** R-2 (General Residential) or RP-1 (Planned 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 for parcel 26.04.  
APPROVE R-2 (General Residential) zoning for parcel 26.03.

**Staff Recomm. (Full):** R-1 and R-2 are comparable City zones to the previous County zone and are compatible in scale and intensity to the surrounding land uses and zoning pattern, as well as the existing and future development on the subject property.

**Comments:** The North City Sector Plan proposes low density residential uses for this site. However, a condominium development was previously approved on parcel 26.03 by the County, under RB zoning, prior to annexation by the City. RB zoning allows medium density residential development up to 12 du/ac as a permitted use. R-2 is the most appropriate zone to accommodate the future condominium development. The R-1 zoning recommended for parcel 26.04 is consistent with the sector plan.

**MPC Action:** Approved

**MPC Meeting Date:** 8/14/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE R-1 (Single Family Residential) zoning for parcel 26.04 and R-2 (General Residential) zoning for parcel 26.03

**Date of MPC Approval:** 8/14/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** City Council

**Date of Legislative Action:** 9/16/2003

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**