

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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www.knoxmpc.org

File Number: 8-R-06-RZ **Related File Number:**
Application Filed: 7/14/2006 **Date of Revision:**
Applicant: FINE CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: Southeast side Murray Dr., northeast of Bill Murray Ln.
Other Parcel Info.:
Tax ID Number: 68 J B 003,004 **Jurisdiction:** City
Size of Tract: 2.2 acres
Accessibility: Access is via Murray Dr., a major collector street with 20' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant structures
Surrounding Land Use:
Proposed Use: Single family houses **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 the northwest Knoxville low density residential development area between Clinton Hwy and I-75 that has developed under R-1 and limited RP-1 zones.

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

Street: 806 Murray Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but the adjacent property was rezoned to RP-1 in the 1980'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 zoning.
APPROVE a density up to 5.9 du/ac.

Staff Recomm. (Full): RP-1 zoning at up to 5.9 du/ac. is consistent with the adjoining PR zoning and permits the proposed residential development. The sector plan and One Year Plan propose low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 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.
3. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. 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 in the area to serve the site.
2. At the requested density, up to 13 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR on other undeveloped property in this area in the future which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knoxville City Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: RP-1 (Planned Residential) at a density up to 5.9 dwelling units per acre

Date of MPC Approval: 8/10/2006

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: 9/12/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/26/2006

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: