

# 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:** 9-C-06-RZ                      **Related File Number:**  
**Application Filed:** 7/31/2006              **Date of Revision:**  
**Applicant:** DAMON A. FALCONNIER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Matlock Dr., west of Lynn Mont Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 H A 002.01                      **Jurisdiction:** City  
**Size of Tract:** 1 acre  
**Accessibility:** Access is via Matlock Dr., a local street with 19' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 5 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is in an area of apartments, townhouses and single family detached housing that has developed under R-1, RP-1, R-1A, R-2 and A-1 zones.

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

**Street:** 5527 Matlock Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property in the area has been rezoned RP-1 for residential development.

### 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 up to 5 dwellings per acre

Staff Recomm. (Full):

RP-1 zoning at 5 du/ac is consistent with other residential zoning and development in the area. The sector plan proposes low density residential use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under R-1, R-2 and RP-1 zoning. The RP-1-zoned development to the west is zoned for a density of up to 5.9 du/ac. The applicant submitted the attached site plan in support of the feasibility of this rezoning.
3. Portions of Matlock Dr. in this area have inadequate pavement widths; however, the RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property, and improvements to Matlock Dr. may be considered at this time. During this review, potential issues such as traffic, street improvements, 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. The applicant has submitted the attached site plan for 5 dwelling units in support of this rezoning on the subject property. The proposed development of single family attached dwellings would add approximately 50 vehicle trips per day to the street system and one child 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 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 RP-1 zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Urban Growth Area on the Growth Policy 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: 9/14/2006

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval:

9/14/2006

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:** 10/10/2006

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 10/24/2006

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**