

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: 9-D-02-RZ **Related File Number:**
Application Filed: 8/13/2002 **Date of Revision:**
Applicant: R.W. GRAF
Owner:

PROPERTY INFORMATION

General Location: South side Woodson Dr., east of Spring Creek Rd.
Other Parcel Info.:
Tax ID Number: 122 K B 001 **Jurisdiction:** City
Size of Tract: 30 acres
Accessibility: Access is via Woodson Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 1 to 5 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is surrounded by vacant property and single family residential development that has occurred under RA zoning.

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

Street:
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: Property was zoned R-1 following annexation into the City.
Extension of Zone: No
History of Zoning: The site was zoned R-1 when it was annexed into the city in 1997. (6-EE-97-RZ)

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 dwellings per acre.

Staff Recomm. (Full): RP-1 zoning at 1 to 5 dwellings per acre is compatible with the scale and intensity of surrounding residential uses and R-1 and RA zoning. This is consistent with sector plan designation of low density uses for this site.

Comments:

A. Need and Justification for Proposal

1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
2. Changing the zoning from R-1 to RP-1 at 1 to 5 dwellings per acre is not a major increase in density and would allow larger homes to be built on subdivided lots due to the reduced setbacks of RP-1 zoning.

B. Effects of Proposal

1. The R-1 zone would permit residential development similar to that permitted by the requested RP-1 zone.
2. RP-1 zoning at a low density designation is compatible to the scale and intensity of nearby R-1 and RA development and zoning and with abutting residential uses.
3. Maximum development under RP-1 zoning at 5 du/ac would add 150 housing units, generate approximately 1500 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 67 children. The developer should consider access to both Woodson Dr. and Spring Creek Rd. when preparing plans for the property.

C. Conformity with the General Plan and One Year Plan

1. RP-1 zoning at the density requested will permit consideration of uses compatible with surrounding development and the water and sewer and street system available to serve the site.
2. Other R-1 and RA zoned property in the area could be rezoned to PR or RP-1 at 1 to 5 du/ac and stay within the policies and guidelines of the adopted plans for the area.
3. This zoning change will help to strengthen the low density residential character of the area.

MPC Action: Approved

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 9/12/2002

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: 10/15/2002

Date of Legislative Action, Second Reading: 10/29/2002

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: