CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:9-J-01-RZApplication Filed:8/15/2001Applicant:CHARLIE SAAHOwner:CHARLIE SAAH

PROPERTY INFORMATION

General Location:	Northwest side Lonas Dr., southwest of Middlebrook Pike		
Other Parcel Info .:			
Tax ID Number:	93 N C 16	Jurisdiction:	City
Size of Tract:	1.01 acres		
Accessibility:	Access is via Lonas Drive a major collector street with 20' of pavement within a 40' right-of-way		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Three units in two structures		
Surrounding Land Use:			
Proposed Use:	Six units in two structures		Density:
Sector Plan:	Northwest City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is part of a residential neighborhood of single family and multi-family units that has developed under R-1, R-1A and RP-1 zoning.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RP-1 @ 3du/ac	
Former Zoning:		
Requested Zoning:	RP-1 (Planned Residential) up to 6 du/ac	
Previous Requests:	Property was zoned RP-1 in 1978	
Extension of Zone:	No	
History of Zoning:	Property was RP-1 at a maximum density of three units per acre in 1978.	

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	kp			
Staff Recomm. (Abbr.):	DENY RP-1 (Planned Residential) at up to 6 units per acre			
Staff Recomm. (Full):	The requested density increase is greater than that of the surrounding R-1 zoned single family housing. The present density of three units per acre is consistent with adjacent single family uses. The sector plan and One Year plan propose low density (LDR) use for the site.			
Comments:	The approval of up to 6 units per acre for this site will put pressure on the abutting large single family lots for redevelopment with higher density residential uses. The applicant intends to convert the existing single family dwelling and duplex structures into two triplexes by renovation and improvement of the basements of these structures. The north side of Lonas Dr. should be maintained as predominantly single family residential.			
MPC Action:	Approved		MPC Meeting Date: 9/13/2001	
Details of MPC action:				
Summary of MPC action:	APPROVE RP-1 (Planned Residential) at up to 6 dwelling units per acre			
Date of MPC Approval:	9/13/2001	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:	10/16/2001	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: