CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-A-10-PA Related File Number: 1-C-10-RZ

Application Filed: 11/25/2009 **Date of Revision:**

Applicant: M & T, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast end Fennel Rd., southeast of Elyria Dr., northeast of Central Avenue Pike

Other Parcel Info.:

Tax ID Number: 69 | A PART OF 027.01 OTHER: MAP ON FILE AT MPC Jurisdiction: City

Size of Tract: 3.4 acres

Accessibility: Access is via Fennel Rd., a local street with 18' of pavement width with 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplexes or multi-dwelling residential development Density:

Sector Plan: North City Sector Plan Designation: Low Density Residential and Hillside Protection

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with a mix of low density and medium density residential development under R-2

zoning and some commercial, office and light industrial development under C-3, C-6, O-1, I-2 and I-3

zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: MPC approved a plan amendment to GC and C-6 zoning in 2004 (7-I-04-RZ/7-E-04-PA).

Extension of Zone: Yes, extension of MDR from the southeast

History of Zoning: MPC approved a one year plan amendment to GC and rezoning to C-6 on 7/8/04 (7-I-04-RZ/7-E-04-

PA). Staff had recommended denial of both requests.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

3/4/2010 02:17 PM Page 1 of 2

Requested Plan Category: MDR (Medium Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): ADOPT resolution #1-B-10-PA, amending the Knoxville One Year Plan to MDR (Medium Density

Residential) and recommend that City Council also adopt the One Year Plan amendment. (See

attached Exhibit A.)

Staff Recomm. (Full): Medium density residential uses are appropriate at this location which is surrounded by a mix of

commercial, office and low to medium density residential uses. The site is located less than one mile

from an interstate interchange.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have been made to the roads or utility facilities in the area. However the proposed use is less intense than the current

designated use.

B. ERROR OR OMISSION IN CURRENT PLAN - The One Year Plan currently proposes general commercial uses for this site. If the recommended plan amendments (1-A-10-PA and 1-B-10-SP) and

the rezoning are approved, the plans would all be consistent with the zoning of the property.

C. CHANGES IN GOVERNMENT POLICY - The property was formerly zoned R-2, which allows medium density residential development with no plan approval requirement by MPC. If MDR is approved on the sector plan, then a planned residential zone could be established, which is the

preferred zoning for residential development.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The property to the southeast is zoned and developed with medium density residential uses. The Central Avenue Pike corridor has been developing with more intense uses over the years, mainly commercial. This site is

located less than a mile from the I-75/Merchant Dr. interstate interchange.

Action: Approved Meeting Date: 1/14/2010

Details of Action:

Summary of Action: MDR (Medium Density Residential)

Date of Approval: 1/14/2010 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: 2/9/2010 Date of Legislative Action, Second Reading: 2/23/2010

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

3/4/2010 02:17 PM Page 2 of 2