

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-A-17-PA **Related File Number:** 1-A-17-RZ
Application Filed: 11/3/2016 **Date of Revision:**
Applicant: PRESBYTERIAN HOMES OF TENNESSEE, INC.

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, east side Connie Rd.
Other Parcel Info.:
Tax ID Number: 106 O B 004 OTHER: 106OB00901 (PART ZONED R-1) **Jurisdiction:** City
Size of Tract: 1.7 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 110' of right-of-way, or Connie Rd., a local street with 24' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Expansion of assisted living facility from east **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The south side of Middlebrook Pike is developed with low and medium density residential uses, under R-1, R-1A and R-2 zoning. There are some commercial uses to the east at Francis Rd. and to the north across Middlebrook Pike, zoned C-1.

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

Street: 7530 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone: Yes , extension of MDR plan designation and R-2 zoning from the east.
History of Zoning: None noted for this site. Adjacent properties to east were rezoned R-2 in 2013 (7-O-13-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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.): RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan designation.

Staff Recomm. (Full): Medium density residential uses will be compatible with the scale and intensity of surrounding development and zoning. The proposal is an extension of MDR from the east and will allow the expansion of that facility onto the subject property.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)
A. AN ERROR IN THE PLAN - The One Year Plan currently designates the large adjacent site for MDR (Medium Density Residential), consistent with its current R-2 zoning. This recommended amendment is a minor extension of that plan designation and zoning to the west.
B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made along this section of Middlebrook Pike. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The Shannondale assisted living and healthcare facility have long been established at the location to the east of the subject property. The proposal is a minor extension of that zoning to allow expansion of that facility.
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. However, the development and zoning pattern to the east has long been established in this area, and this is a minor expansion of that use.

Action: Approved

Meeting Date: 1/12/2017

Details of Action:

Summary of Action: MDR (Medium Density Residential)

Date of Approval: 1/12/2017

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: 2/14/2017

Date of Legislative Action, Second Reading: 2/28/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: