

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTHWEST CITY SECTOR PLAN AMENDMENT

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

### 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:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Expansion of assisted living facility from the 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 designation 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)



**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**Withdrawn prior to publication?:**  **Action Appealed?:**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:**