

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR 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-B-13-PA **Related File Number:** 1-D-13-RZ
Application Filed: 12/14/2012 **Date of Revision:**
Applicant: KNOXVILLE CITY COUNCIL

PROPERTY INFORMATION

General Location: South side Rennoc Rd., west side Tillery Ln.
Other Parcel Info.:
Tax ID Number: 58 L F 019 **Jurisdiction:** City
Size of Tract: 11295 square feet
Accessibility: Access is via Rennoc Rd., a minor collector street with 20' of pavement within 30-35' of right-of-way, or Tillery Ln., a local street with 15' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential neighborhood is located west of Jacksboro Pike, and is developed primarily with detached residential uses under R-1 zoning.

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

Street: 3020 Rennoc Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) or R-1A (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR from three sides
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: LDR (Low 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 LDR (Low Density Residential) One Year Plan designation.**Staff Recomm. (Full):** LDR for this site is a logical extension of the plan designation from three sides and will bring the site into consistency with the majority of the surrounding area.

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 designates the site for medium density residential uses, consistent with the current R-2 zoning in place. However, the apartment building that formerly occupied the lot has now been demolished.

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 made in the vicinity of this site. The development pattern has changed with the razing of the apartment building that was previously located on the subject property.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - City Council has requested that MPC consider a plan designation of LDR and R-1 zoning, which prompted the initiation of these applications.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The on-site apartments have been razed and City Council has requested this review. The site is surrounded by LDR-designated properties.

Action: Approved**Meeting Date:** 1/10/2013**Details of Action:****Summary of Action:** LDR (Low Density Residential)**Date of Approval:** 1/10/2013**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:** 2/5/2013**Date of Legislative Action, Second Reading:** 2/19/2013**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:**