

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-B-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, west side Vanosdale Rd.
Other Parcel Info.:
Tax ID Number: 106 O B 011 & 013 **Jurisdiction:** City
Size of Tract: 1.5 acres
Accessibility: Access is via Middlebrook Pike, a major arterial street with 4 lanes and a center median within 145' of right-of-way, or Vanosdale Rd., a minor arterial street with 30' of pavement width within 130' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
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 north across Middlebrook Pike, zoned C-1.

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

Street: 7300 Middlebrook Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)
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 south and west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
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-17-SP, amending the Northwest City Sector Plan to MDR (Medium Density Residential) and recommend that City Council also approve the sector plan amendment, to make it operative. (See resolution, Exhibit A.)

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 south and west and will allow the expansion of that facility onto the subject property.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:
No known improvements have been recently made along this section of Middlebrook Pike. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:
The Northwest City Sector 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 from the south and west.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:
The Shannondale assisted living and healthcare facility have long been established at the location to the south and west of the subject property. The proposal is a minor extension of that zoning to allow expansion of that facility.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:
No new information has become available to reveal the need for a plan amendment. However, the development and zoning pattern to the south and west has long been established in this area, and this is a minor expansion of that use. A trend was established in 2013 to allow minor expansions of the R-2 zoned area to accommodate expansion of the Shannondale facility.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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: