CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:	1-C-14-PA	Related File Number:	1-C-14-RZ
Application Filed:	11/25/2013	Date of Revision:	
Applicant:	BRAKEBILL NURSING HOMES, INC.		



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PROPERTY INFORMATION

General Location:	South side Harley Dr., west of Lyons View Pike		
Other Parcel Info.:			
Tax ID Number:	121 G G PT OF 01601ZONED R-1	Jurisdiction: City	
Size of Tract:	0.31 acres		
Accessibility:	Access is via Harley Dr., a local street with 17-18' of pavement width within 30' of right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Residential		
Surrounding Land Use:			
Proposed Use:	Nursing home expansi	on	Density:
Sector Plan:	West City	Sector Plan Designation: LDR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is located along Harley Dr., behind the Brakebill Nursing Home off Lyons View Pike. Other than the properties at its intersection with Lyons View Pike, the street is developed with low density residential uses under R-1 zoning.		

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

Street:

201 Harley Dr

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 from the east
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

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 Harley Dr. Public water and sewer utilities are available to serve the site. C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The Brakebill Nursing Home has 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. The land use and zoning pattern to the east has long been established in this area. 	
Action:	Denied Meeting Date: 1/9/2014	
Details of Action:		
Summary of Action:	Deny Medium Density Residential	
Date of Approval:	Date of Denial:1/9/2014Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:	
	LEGISLATIVE ACTION AND DISPOSITION	
Legislative Body:		

Date of Legislative Action:	Date of Legislative Action, Second Reading: 2/18/2014
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: