

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT



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

PROPERTY INFORMATION

General Location: South side Harley Dr., west of Lyons View Pike
Other Parcel Info.:
Tax ID Number: 121 G G 013 **Jurisdiction:** City
Size of Tract: 0.31 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Nursing home expansion **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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:
History of Zoning:

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 R-2 (General Residential) zoning, subject to 1 condition:

Staff Recomm. (Full): 1. Use on review development plan approval by MPC will be required prior to any site disturbance.

With the recommended condition above, the proposed rezoning will be compatible with the scale and intensity of the surrounding development and zoning pattern.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-2 zoning for the subject property is a logical, minor extension of zoning from the east.
2. R-2 uses are compatible with the surrounding land use and zoning pattern.
3. The site is located adjacent to a long established nursing home facility, zoned R-2.
4. The recommended zoning condition is to allow for MPC to review a plan for the new development on the subject property. The proposal is to expand the nursing home onto the subject property, which has now been consolidated into the same parcel as the existing nursing home (parcel 01601). The house on the subject property sits about 10-15 feet higher in elevation than the existing nursing home buildings to the east. Also, the site is adjacent to houses on three sides. The recommended use on review condition would help to minimize the potential negative impact on residential neighbors that could result from this nursing home expansion. The use on review will allow the opportunity for MPC staff to address landscape screening, appropriate lighting, access control and other development strategies that will minimize the impact on neighboring properties. It will also provide the opportunity for input from citizens at a public hearing.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site, with the recommended condition by staff.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal is compatible with the surrounding land uses and zoning pattern.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County. Through the recommended use on review process, MPC can eliminate or minimize any possible negative impacts that may result from the redevelopment of this site.
3. With the recommended condition, R-2 zoning will allow the expansion of the nursing home facility onto the subject property, with development plan approval by MPC as a use on review.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended amendment to the West City Sector Plan to medium density residential on the accompanying application (1-C-14-SP), R-2 zoning would be consistent with the plan.
2. With the recommended amendment of the City of Knoxville One Year Plan to MDR, the proposed R-2 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 1/9/2014

Details of Action: Approve R-1A subject to use on review approval for any project on this site.

Summary of Action: R-1A (Low Density Residential) zoning subject to 1 condition

Date of Approval: 1/9/2014 **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: 2/4/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Withdrawn by applicant

Date of Legislative Appeal:

Effective Date of Ordinance: