

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-D-17-PA **Related File Number:** 1-E-17-RZ
Application Filed: 11/21/2016 **Date of Revision:**
Applicant: KNOX HOUSING PARTNERSHIP, INC. (DBA HOMESOURCE EAST TENNESSEE)

PROPERTY INFORMATION

General Location: South side Holston Dr., west of Holston Ct.
Other Parcel Info.:
Tax ID Number: 71 O A 013 (PARTS DESIGNATED O) **Jurisdiction:** City
Size of Tract: 6.4 acres
Accessibility: Access is via Holston Dr., a minor collector street with 22' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5.99 du/ac
Sector Plan: East City **Sector Plan Designation:** O
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is on the northern edge of the large Holston Hills residential neighborhood, zoned R-1 and EN-1. To the north and west, along Asheville Hwy., are commercial uses, zoned C-3.

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

Street: 4704 Holston Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park), R-1 (Low Density Residential) & C-3 (General Commercial)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: 1-N-88-RZ, 10-U-88-RZ
Extension of Zone: Yes, extension of LDR from three sides
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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 uses are compatible with the scale and intensity of the surrounding zoning and development pattern. About two-thirds of the site is already proposed for LDR uses.

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 - There are no apparent errors in the plan. The current plan proposes O (Office) uses for a portion of the site, consistent with the O-3 zoning in place. The plan was intentionally amended in the past to allow for office uses on that portion of the site. Since no offices were ever developed, it is appropriate for the property to revert back to low density residential uses.
 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 to Holston Dr., but it is adequate to serve the recommended low density residential uses. Public water and sewer utilities are available to serve the site.
 C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - Staff is recommending approval of this plan amendment, which will bring this portion of the site back to low density residential uses, consistent with the surrounding land use designations of the adopted plans for the area.
 D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - This entire property was once all designated for low density residential uses. Since there is a new applicant interested in developing low density residential uses on the property, then it is appropriate to revert the 2.5 acres now designated office back to LDR.

Action: Approved

Meeting Date: 1/12/2017

Details of Action:

Summary of Action: LDR (Low 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: