File Number:	1-E-14-PA	Related File Number: 1-E	-14-RZ Suite 403 • City County Buildi			
Application Filed:	11/25/2013	Date of Revision:	400 Main Stree Knoxville, Tennessee 379			
Applicant:	CHASE-SMITH DEVI	E-SMITH DEVELOPMENT				
			w w w • k n o x m p c • o r			
PROPERTY INF	ORMATION					
General Location:	Southeast sid	de Deane Hill Dr., northeast Winchester D	)r.			
Other Parcel Info.:						
Tax ID Number:	120 E D 001	& 002	Jurisdiction: City			
Size of Tract:	5.1 acres					
Accessibility:		Access is via Deane Hill Dr., a major collector street with 18' of pavement width within 50' of right-of- way, or Winchester Dr., a local street with 26' of pavement width within 50' of right-of-way.				
GENERAL LAND	DUSE INFORMAT	ΓΙΟΝ				
Existing Land Use:	One duplex a	and one detached dwelling				
Surrounding Land U	Jse:					
Proposed Use:	Attached resi	idential	Density: 25 du/ac			
Sector Plan:	West City	Sector Plan Designation: L	DR			
Growth Policy Plan:	: Urban Growt	Urban Growth Area (Inside City Limits)				
Neighborhood Cont	recreation ce	This area is developed with residential uses under R-1 and RP-1 zoning. There is a community recreation center to the southwest at the corner of Morrell Rd. and Deane Hill Dr., zoned OS-2. The apartments on the northeast corner of that intersection are zoned RP-1 at a density of 6-14-du/ac.				
ADDRESS/RIGH	IT-OF-WAY INFOI	RMATION (where applicable)				
Street:	7144 Deane	Hill Dr				
Location:						
Proposed Street Na	me:					
Department-Utility F	Report:					
Reason:						
ZONING INFORM	MATION (where a	pplicable)				
Current Zoning:	R-1 (Low Der	nsity Residential)				
Former Zoning:						
Requested Zoning:	RP-2 (Planne	RP-2 (Planned Residential)				
Previous Requests:	4-B-13-RZ ar	4-B-13-RZ and 10-C-13-RZ				
Extension of Zone:	No	Νο				
History of Zoning:	MPC recomn 2013.	MPC recommended approval of MDR and RP-1 zoning at up to 10 du/ac for each of the two parcels in 2013.				
PLAN INFORMA	TION (where app	licable)				
Current Plan Catego	ory: LDR (Low De	LDR (Low Density Residential)				

## ONE YEAR PLAN AMENDMENT

File Number: 1-E-14-PA Related File Number: 1-E-14-RZ

**CASE SUMMARY** 

**APPLICATION TYPE: PLAN AMENDMENT** 

KNOXVILLE·KNOX COUNTY

METROPOLITAN PLANNING

COMMISSION

ENNESSEE

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## 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.):	DENY HDR (High Density Residential) One Year Plan designation for the site.					
Staff Recomm. (Full):	Approval of medium or high density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. The sector plan also proposes low density residential uses for this site and the surrounding area.					
Comments:	10 du/ac in 2013 maintains the sai high density resid	subject parcels were recommended by MPC for MDR uses and RP-1 zoning at a density of up to /ac in 2013. Those requests were withdrawn at City Council prior to final action. MPC staff ains the same position from May and October that this location is not appropriate for medium or lensity residential development, and if planned residential zoning is approved, the density should ited to 5.99 du/ac, which is the maximum allowed under the current LDR plan designation.				
	<ul> <li>ONE YEAR PLAN AMENDMENT REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)</li> <li>A. AN ERROR IN THE PLAN - The One Year Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium or high density residential development or zoning along Deane Hill Dr. between Morrell Rd. and Lockett Rd., with the exception of the developing area south of Deane Hill Shopping Center, on the west side of Wellsley Park Rd., which has alternate access to Gleason Dr. The zoning along this section of Deane Hill Dr. includes either R-1 (Low Density Residential) or RP-1 (Planned Residential) at less than 6 du/ac, consistent with the low density residential plan designation within the City Limits of Knoxville.</li> <li>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 for this and surrounding sites is well established as low density residential.</li> <li>C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public policy that warrants the requested amendment to the One Year Plan.</li> <li>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 that would reveal the need for a plan amendment at this particular</li> </ul>					
Action:	location. Approved as Mo	dified	Meeting Date: 1/9/2014			
Details of Action:	approved MDR					
Summary of Action:	MDR (Medium Density Residential)					
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 Ordinance Number: Disposition of Case: Denied If "Other": Amendments: FAILED DUE TO LACK OF MOTION Date of Legislative Appeal: Date of Legislative Action, Second Reading: Other Ordinance Number References: Disposition of Case, Second Reading: If "Other": Amendments:

Effective Date of Ordinance: