

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: 10-A-13-PA **Related File Number:** 10-B-13-RZ
Application Filed: 8/8/2013 **Date of Revision:**
Applicant: JESSE C. PATTERSON

PROPERTY INFORMATION

General Location: Southeast side Edgewood Ave., east of Whittle Springs Rd.
Other Parcel Info.:
Tax ID Number: 70 P D 002, 003 & 004 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Edgewood Ave., a minor collector street with 20' of pavement width within 45-50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant and residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Edgewood Ave. is developed with primarily residential uses under R-1, R-1A and R-2 zoning, except for at its intersection with Whittle Springs Rd., where there are some businesses, zoned O-1 and C-1.

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

Street: 2514 Edgewood Ave
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 from three sides
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.): 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 site is located along Edgewood Ave., a residential street, and is adjacent to residential dwellings on two sides.

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 property is currently designated for neighborhood commercial uses, consistent with the current C-1 zoning. However, the site is located along Edgewood Ave., a residential street with adjacent residential development. The site has been zoned C-1 for many years and has yet to be used for any commercial use. There is a house located on one of the subject parcels, which is non-conforming with the current C-1 zoning.

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 to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - Edgewood Ave. is primarily developed with residential uses, under R-2 or C-3 zoning, with the exception of a few properties to the west, which are at the intersection of Whittle Springs Rd. C-1 uses should generally not be located on a residential street, unless at an intersection.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - There is no new information known that would have an impact on this plan amendment request.

Action: Denied (Withdrawn)

Meeting Date: 10/10/2013

Details of Action:

Summary of Action: Withdrawn by the applicant at the meeting.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 10/10/2013

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading: 11/26/2013

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: