

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-14-PA **Related File Number:** 10-A-14-RZ
Application Filed: 6/20/2014 **Date of Revision:**
Applicant: GEORGE HAMILTON

PROPERTY INFORMATION

General Location: Northwest side Garden Dr., southwest of Jacksboro Pike
Other Parcel Info.:
Tax ID Number: 48 M H 021 **Jurisdiction:** City
Size of Tract: 25000 square feet
Accessibility: Access is via Garden Dr., a minor collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Multi-dwelling residential **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of attached and detached residential development under R-1, R-1A and R-2 zoning.

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

Street: 3501 Garden Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of MDR designation and R-2 zoning from the north
History of Zoning: A general rezoning from R-2 to R-1A was approved in 1994 for about 3 acres along the north side of Garden Dr., which included the subject property (11-EE-94-RZ).

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.): DENY the request to amend the One Year Plan map to MDR (Medium Density Residential).

Staff Recomm. (Full): The current One Year Plan proposes low density residential uses for this and the two adjacent properties along the north side of Garden Dr. Medium density residential uses would be inappropriate within this block. This low density residential designation on the One Year Plan has been in place at least 1994, when a general rezoning occurred in this area from R-2 to R-1A zoning.

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 site for low density residential uses, consistent with the current R-1A zoning of the property. This designation is appropriate based on the zoning and development pattern in the area, was made purposefully, and was not an error.
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 changes have occurred in the area that are significant enough to warrant a change on the One Year Plan map for the subject property.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The plan has proposed low density residential uses for this site since at least 1994. In 1994, a general rezoning from R-2 to R-1A, which included the subject property, was approved by MPC and City Council (11-EE-94-RZ). The approval of a low density residential zoning district, R-1A, reinforces the proposal that low density residential uses are preferred for this area, instead of the medium density development that could have occurred under the previous R-2 zoning.
D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The North City Sector Plan was updated in June of 2007 and did not propose any change to the proposed land uses for this site. No significant changes have occurred in the area since then. The sector plan proposes low density residential uses and slope protection for the site.

Action: Denied

Meeting Date: 11/13/2014

Details of Action:

Summary of Action: DENY the request to amend the One Year Plan map to MDR (Medium Density Residential).

Date of Approval:

Date of Denial: 11/13/2014

Postponements: 10/9/14

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/9/2014

Date of Legislative Action, Second Reading: 12/23/2014

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: