

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR 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-16-SP **Related File Number:**
Application Filed: 6/27/2016 **Date of Revision:**
Applicant: RUFUS H. SMITH JR. & COMPANY

PROPERTY INFORMATION

General Location: Southeast side Deane Hill Dr., northeast side Winchester Dr.
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 USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residential development **Density:** 10 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: 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/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7144 Deane Hill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) at <6 du/ac
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) @ <10 du/ac
Previous Requests: 1-E-14-RZ/1-E-14-PA/1-G-14-SP
Extension of Zone: No
History of Zoning: No

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 MDR (Medium Density Residential) sector plan designation.

Staff Recomm. (Full): Approval of medium density residential uses for this site would be a spot plan amendment in an area surrounded by low density residential uses. The One Year Plan also proposes low density residential uses for this site and the surrounding area.

Comments: Both subject parcels were recommended by MPC for MDR uses and RP-1 zoning at a density of up to 10 du/ac in 2013, but then were withdrawn at City Council prior to final action. In 2014, a request was filed for high density residential with an RP-1 density of up to 25 du/ac. Staff recommended denial and MPC recommended approval of MDR for the site, but the request failed at City Council for lack of a motion, leaving the property designated as LDR. Staff maintains the same position from 2013 and 2014 that this location is not appropriate for medium or high density residential development, and the RP-1 density should be limited to 6 du/ac, which is the maximum allowed under the current LDR plan designation.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The West City Sector Plan appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium 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. There is a site to the east, accessed by Prescott Way that is designated as MDR on the sector plan, but it is zoned RP-1 at a density of 1-5.9 du/ac, consistent with LDR, and it appears to be built out. There are no HDR designated properties in the immediate area.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public/government policy at this time that warrants the requested amendment to the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The development pattern for this and surrounding sites is well established as low density residential, and there is no reason to amend the plan for this site only.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied **Meeting Date:** 10/13/2016

Details of Action:

Summary of Action: DENY MDR (Medium Density Residential) sector plan designation.

Date of Approval: **Date of Denial:** 10/13/2016 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/8/2016 **Date of Legislative Action, Second Reading:** 11/22/2016

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:**