		Date of Revision: MENT ane Hill Dr., northeast of Winch		400 Main Street Knoxville, Tennessee 37902 865•215•2500 FAX•215•2068 www•knoxmpc•org
PROPERTY INFO	RMATION			FAX•215•2068
General Location:		ane Hill Dr., northeast of Winch		
General Location:		ane Hill Dr., northeast of Winch		
Other Parcel Info			nester Dr.	
Tax ID Number:	120 E D 002		Jurisdicti	on: City
Size of Tract:	2.9 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:	Residence			
Surrounding Land Us	e:			
Proposed Use:	Attached residentia	I	D	ensity: 10
Sector Plan:	West City	Sector Plan Designation	n:	
Growth Policy Plan:	Urban Growth Area	(Inside City Limits)		
Neighborhood Contex	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 INFORMA	TION (where applicable))	
Street:	7134 Deane Hill Dr			
Location:				
Proposed Street Nam	e:			
Department-Utility Re	port:			
Reason:				
ZONING INFORM	ATION (where applic	able)		
Current Zoning:	R-1 (Low Density R	esidential)		
Former Zoning:				
Requested Zoning:	RP-1 (Planned Res	idential)		
Previous Requests:	None noted	None noted		
Extension of Zone:	No			
History of Zoning:		MPC recommended approval of MDR and RP-1 at upt o 12 du/ac on May 9, 2013 (4-B-13-RZ/4-B-13- PA). These requests are still pending at City Council.		
PLAN INFORMAT	ION (where applicab	le)		
Current Plan Categor	y: LDR (Low Density I	Residential)		

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



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) One Year Plan designation for the site.			
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 sector plan also proposes low density residential uses for this site and the surrounding area.			
Comments:	This site abuts a site to the west that was recommended by MPC for MDR uses and RP-1 zoning at a density of up to 10 du/ac at the May 9, 2013 MPC meeting. Those requests have been forwarded to City Council for final action, but those decisions are still pending. MPC staff maintains the same position from May that this location is not appropriate for medium density residential development, and if RP-1 is approved, the density should be limited to 5.99 du/ac, which is the maximum allowed under the current LDR plan designation.			
	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 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.			
	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.			
	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.			
	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 location.			
Action:	Approved Meeting Date: 10/10/2013			
Details of Action:	APPROVE MDR (Medium Density Residential) One Year Plan designation for the site.			
Summary of Action:				
Date of Approval:	10/10/2013Date 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: 11/12/2013	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: