

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-C-02-PA **Related File Number:** 10-D-02-RZ
Application Filed: 9/10/2002 **Date of Revision:**
Applicant: BARON BUILDERS
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

General Location: Northwest side Lippencott St., east side Martin Mill Pike, northeast of Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 109 A K 2 AND 7 OTHER: MAP ON FILE. **Jurisdiction:** City
Size of Tract: 5 acres
Accessibility: Access is via Martin Mill Pike, a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-family dwellings **Density:** 20-25 du/ac
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is on the edge of C-4 zoned commercial development located along Chapman Hwy., and near multi-family housing developed along Lippencott St. within R-3 zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: MDR (Medium Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE MDR (Medium Density Residential) One Year Plan designation

Staff Recomm. (Full): Medium density residential use of this site is compatible with surrounding proposed and established uses and zoning. The sector plan designates most of this site for medium density residential use. A small portion of the site is shown for commercial, and slope protection is designated along the property's eastern boundary.

Comments:

A. Need and Justification for Proposal

1. MDR One Year Plan designation and RP-1 zoning of this site are appropriate since the site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.

2. Changing the zoning from C-4 to RP-1 at 6 to 24 dwellings per acre would allow consideration by the Planning Commission of a site plan for multi-family development that is consistent with the surrounding residential zoning and development pattern.

B. Effects of Proposal

1. The present C-4 zone permits commercial development that would be more adverse to the established development pattern than that permitted by the requested RP-1 zone at up to 24 units per acre.

2. RP-1 zoning under a medium density designation is compatible to the scale and intensity of nearby R-2 and R-3 zoning and development and with abutting commercial and residential uses.

3. Maximum development under RP-1 zoning at 24 du/ac would add 120 housing units, generate approximately 960 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 40 children. The site has access to public water and sewer.

C. Conformity with the General Plan and One Year Plan

1. RP-1 zoning at the density requested will permit consideration of uses compatible with surrounding development and the water, sewer and street systems available to serve the site.

2. Other R-2 zoned property in the area could be rezoned to RP-1 at 6 to 24 du/ac and stay within the policies and guidelines of the adopted plans for the area.

3. This zoning change will help to strengthen the residential character of the area.

MPC Action: Denied

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: DENY MDR (Medium Density Residential)

Date of MPC Approval:

Date of Denial: 10/10/2002

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 10/14/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/12/2002

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Appeal withdrawn

Disposition of Case, Second Reading:

If "Other":

Amendments:

Denial stands

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: