# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-C-07-PA Related File Number: 10-C-07-RZ

Application Filed: 8/28/2007 Date of Revision:

Applicant: DAVID B. GIBSON



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

# PROPERTY INFORMATION

General Location: Northwest side Mars Hill Rd., east side N. Gallaher View Rd., south of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 119 D D 003 Jurisdiction: City

Size of Tract: 3.59 acres

Accessibility: Current access is via Mars Hill Rd., a local street with 18' of pavement width within 50' of right of way.

The property also has frontage on N. Gallaher View Rd., a minor arterial street with 4 lanes and center

turn lane within 60-100' of right of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and garage

**Surrounding Land Use:** 

Proposed Use: Condominiums Density: 7 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR & STPA

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: To the east of this site is detached residential development, zoned R-1E. To the south and west of the

site, fronting on N. Gallaher View Rd., there are multi-dwelling attached residential developments,

zoned RP-1, RB and R-2.

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

Street: 645 Mars Hill Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: R-1E (Low Density Exclusive Residential), A-1 (General Agricultural) & F-1 (Floodway)

Former Zoning:

Requested Zoning: RP-1 (Planned Residential) & F-1 (Floodway)

Previous Requests: 4-G-01-PA

**Extension of Zone:** Not an extension of MDR, but there is an MDR designation nearby to the south.

History of Zoning: MPC and City Council both denied a One Year Plan amendment request for Office on this property in

2002 (4-G-01-PA).

#### PLAN INFORMATION (where applicable)

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Current Plan Category: OS (Open Space), LDR (Low Density Residential) & F (Floodway)

Requested Plan Category: MDR (Medium Density Residential) & F (Floodway)

# 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.

Staff Recomm. (Full): Medium density residential uses are not consistent with the sector plan proposal for the property and

are not compatible with surrounding low density residential uses to the east. The site has some slope and floodway limitations that would limit the developable area and lead to a more dense appearance.

The current LDR designation gives the applicant reasonable use of the property.

Comments:

MPC Action: Denied MPC Meeting Date: 10/11/2007

**Details of MPC action:** 

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

Date of MPC Approval: Date of Denial: 10/11/2007 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/6/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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