

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-D-08-PA **Related File Number:** 10-D-08-RZ
Application Filed: 9/2/2008 **Date of Revision:**
Applicant: KNOXVILLE HABITAT FOR HUMANITY INC.

PROPERTY INFORMATION

General Location: Southeast side Linden Ave., east of Nash Rd.
Other Parcel Info.:
Tax ID Number: 70 M F 012 & 013 **Jurisdiction:** City
Size of Tract: 12000 square feet
Accessibility: Access is via Linden Ave., a local street with 17' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are part of an older residential area that has had some conversion to business uses within R-1A, R-2 and C-3 zones

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: R-1 (Low Density 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: LDR (Low 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:

Ken Pruitt

Staff Recomm. (Abbr.):

ADOPT resolution #10-D-08-PA, amending the Knoxville One Year Plan to Mixed Use (GC/O/LDR) for this property (See attached Exhibit A.)

Staff Recomm. (Full):

The recommended MU (GC/O/LDR) designation will allow the proposed R-1 rezoning of the subject property without requiring an amendment to the City East Sector Plan's Commercial designation of the property. Both commercial and residential uses and zones exist within the block.

Comments:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

1. The recommended Mixed Use (GC/O/LDR) designation and R-1A zoning will allow residential development that is compatible with the scale and intensity of the surrounding residential and commercial development and the R-1A, R-2 and C-3 zoning pattern.

ERROR OR OMISSION IN CURRENT PLAN:

1. The R-1 zoning of this site will make a better, more efficiently developed residential area that will back up to Asheville Hwy., and will be compatible with surrounding residential and commercial property.

CHANGES IN GOVERNMENT POLICY:

1. Public water and sewer utilities are available to serve the site.

2. The proposed One Year Plan amendment and R-1 rezoning will allow the property to be developed as proposed by the applicant.

3. The R-1 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site along Linden Ave. There will be little impact on either roads or schools.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. The Mixed Use (GC//LDR) One Year Plan designation and R-1 zone for this site will comply with the East City Sector Plan designation of Commercial.

2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

ADOPT resolution #10-D-08-PA, amending the Knoxville One Year Plan to Mixed Use (GC/O/LDR), as approved by MPC

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08 by MPC

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

12/16/2008

Date of Legislative Action, Second Reading: 12/30/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: