

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-E-02-PA **Related File Number:** 10-G-02-RZ
Application Filed: 9/10/2002 **Date of Revision:**
Applicant: GENE A. STANLEY, JR.
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

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PROPERTY INFORMATION

General Location: North and south sides Scottish Pike, west of Wooliver Ln.
Other Parcel Info.:
Tax ID Number: 108 L A 20,21,22,23,24 OTHER: 108 LD 1,2,3 **Jurisdiction:** City
Size of Tract: 5.5 acres
Accessibility: Access is via Scottish Pike, a local street with 26' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residences and vacant land
Surrounding Land Use:
Proposed Use: Condominium development **Density:** 10 to 11 units per acre
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of older residential housing that has occurred under R-1A zoning.

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

Street: 2916 Scottish Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: Property was zoned R-1A in 1980's.
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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.): DENY MDR (Medium Density Residential) One Year Plan designation

Staff Recomm. (Full): Medium density residential uses on this site would be out of character with the area's established low density residential development pattern and a greater density of development than can be supported by the one-lane underpass that serves as the primary means of vehicular access to the site. The sector plan proposes low density residential use for this site.

Comments: A. Need and Justification for Proposal
1. MDR One Year Plan designation of this site is not appropriate due to the lack of adequate vehicular access to the site. Medium density development would be out of character with the surrounding low density development pattern.
2. Changing the zoning from R-1 to RP-1 at 6 to 11 dwellings per acre would allow consideration of multi-family development inconsistent with the surrounding low density residential zoning and development pattern and the street network available to serve this site. A narrow, one-lane railroad underpass is the only access point for traffic coming from Chapman Highway to the north.

B. Effects of Proposal
1. The present R-1A zone permits development that is compatible to the established development pattern and less intense than that permitted by the requested RP-1 zone at up to 11 units per acre.
2. RP-1 zoning under a medium density designation is not compatible to the scale and intensity of nearby R-1 and R-1A zoning or with abutting residential uses.
3. Maximum medium density development under RP-1 zoning would add 132 housing units, generate approximately 1056 more vehicle trips per day for area roads, including the one-lane railroad underpass, and increase the neighborhood school population by approximately 44 children. Public water and sewer are available to the site. The applicant's requested maximum density of 11 du/ac would be 61 units, would generate 488 vehicular trips per day, and would add 20 school age children to the area population.
4. Portions of the site are characterized by steep slopes which should not be intensely developed.

C. Conformity with the General Plan and One Year Plan
1. RP-1 zoning at the density requested will permit consideration of uses incompatible with surrounding development and the water and sewer and street system available to serve the site.
2. Other R-1 zoned property in the area could be expected to be requested for MDR consideration and RP-1 zoning at 6 to 24 du/ac contrary to the policies and guidelines of the adopted plans for the area.
3. This zoning change will erode the low density residential character of the area.

MPC Action: Approved MPC Meeting Date: 10/10/2002

Details of MPC action:

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

Date of MPC Approval: 10/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/12/2002

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/26/2002

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: