CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT AND SOUTH CITY SECTOR PLAN

File Number: 10-E-08-PA Related File Number: 10-E-08-RZ

Application Filed: 9/2/2008 **Date of Revision:**

Applicant: KENT AND STEVE COPELAND



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PROPERTY INFORMATION

General Location: Northwest side Hillwood Dr., north of Dexter Ln.

Other Parcel Info.:

Tax ID Number: 95 O D 021 & 022 Jurisdiction: City

Size of Tract: 5.68 acres

Accessibility: Access is via Hillwood Dr., a two lane minor collector street with 26' of pavement within a 100' right-of-

way in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Apartments Density:

Sector Plan: South City Sector Plan Designation: MDR and SLPA

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

Neighborhood Context: This site is located in a residential area of both single family and apartment uses, as well as a nursing

facility, developed under R-2 and R-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-3 (High Density Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), SWMUD-2 (South Waterfront Mixed Use District 2) & & SLPA

(Slope Protection Area)

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Requested Plan Category: HDR (High Density Residential) & SLPA (Slope Protection Area)

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.): DENY the One Year Plan amendment for HDR (High Density Residential) designation

Staff Recomm. (Full): A One Year Plan amendment is not required for approval of the recommended RP-3 (Planned

Residential) zoning. The Sector Plan proposes MDR and SLPA for this site.

Comments: ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

1. Denial of the One Year Plan designation and approval of RP-3 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-3 and R-2 to RP-3 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.

ERROR OR OMISSION IN CURRENT PLAN:

- 1. The present C-3 zone permits commercial development that would be more adverse to the established and proposed development pattern than that permitted by the recommended RP-3 zone.
- 2. RP-3 zoning is compatible to the scale and intensity of nearby R-2 and R-3 zoning and residential uses.
- 3. Maximum development under RP-3 zoning using the topographic constraints formula would add 122 housing units, generate approximately 1141 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 42 children. The site has access to public water and sewer.

CHANGES IN GOVERNMENT POLICY:

- 1. RP-3 zoning will permit consideration of uses compatible with adopted South Waterfront Plan, One Year Plan and the sector plan.
- 2. Other R-2 zoned property in the area could be rezoned to RP-3 and stay within the policies and guidelines of the adopted plans for the area.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. Development of this site under the recommended RP-3 zoning will help to strengthen both the South Waterfront development and the surrounding residential area.

MPC Action: Denied MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action: DENY the One Year Plan amendment for HDR (High Density Residential) designation

Date of MPC Approval: Date of Denial: 11/13/2008 Postponements: 10/9/08

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

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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:

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