

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-I-02-PA **Related File Number:** 10-O-02-RZ
Application Filed: 9/23/2002 **Date of Revision:**
Applicant: TMP, INVESTMENTS LLC
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: South side Colonial Cir, west of N Broadway
Other Parcel Info.: All of parcel 17.00 & a small triangle of parcel 004 at dead-end of Holbrook Dr, & a portion of ROW to be closed.
Tax ID Number: 58 C E 017, OTHER: 58BF004 AND PORTION OF HOLBR **Jurisdiction:** City
Size of Tract: 2.4 acres
Accessibility: Access is via Colonial Cir., a local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Elderly housing **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in the center of Fountain City and surrounded by residential, institutional and office use zoned R-1 and R-2.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests:
Extension of Zone: Yes
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.):

APPROVE MDR (Medium Density Residential) One Year Plan designation

Staff Recomm. (Full):

Medium density development of this site is compatible with surrounding development and zoning. The sector plan proposes public institutional use for this site.

Comments:

A. Need and Justification for Proposal

1. MDR One Year Plan designation and R-2 zoning of this site is 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 R-1 to R-2 would allow expansion of the elderly multi-family development to the southwest onto this site.

B. Effects of Proposal

1. The topographic constraints of the site reduce the potential adverse impacts of the multi-family residential development on the established development pattern since development will be limited to the south end of the site near the present multi-family units

2. R-2 zoning and medium density designation are compatible to the scale and intensity of nearby R-2 zoning and development.

3. Maximum multi-family development under R-2 zoning would permit 65 units, and generate approximately 520 more vehicle trips per day for area roads. Public water and sewer are available to this site.

C. Conformity with the General Plan and One Year Plan

1. R-2 zoning will permit 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 developed within the policies and guidelines of the adopted plans for the area.

3. This One Year Plan amendment and R-2 zoning will not significantly change the residential character of the area.

MPC Action:

Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE MDR (Medium Density Residential)

Date of MPC Approval:

11/14/2002

Date of Denial:

Postponements: 10/10/2002

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

City Council

Date of Legislative Action:

12/10/2002

Date of Legislative Action, Second Reading: 12/24/2002

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: