

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHWEST CITY SECTOR 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: 2-C-15-SP **Related File Number:** 2-D-15-RZ
Application Filed: 12/23/2014 **Date of Revision:**
Applicant: BARBARA HOOPER

PROPERTY INFORMATION

General Location: Northwest side Wilson Rd., southwest of Gap Rd.
Other Parcel Info.:
Tax ID Number: 80 E C 046 **Jurisdiction:** City
Size of Tract: 5.5 acres
Accessibility: Access is via Wilson Rd., a major collector street with 21' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling attached development **Density:** 16 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Wilson Rd. between Gap Rd. and I-640 is developed with detached residential houses under R-1 or RP-1 zoning.

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

Street: 1519 Wilson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) @ up to 5 du/ac
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) @ up to 16 du/ac
Previous Requests: 7-F-84-RZ and 12-A-85-PA
Extension of Zone: Yes, extension of MDR from the northeast
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:

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 the request to amend the future land use map of the Northwest City Sector Plan to MDR (Medium Density Residential) land use classification.

Staff Recomm. (Full): This section of Wilson Rd. is primarily developed with detached dwellings on individual lots. Apartment development on Wilson Rd. in the area has been located to the northeast, north of Gap Rd., and to the south, south of I-640. Introducing medium density residential uses to this section of Wilson Rd. would be out of character with surrounding development and zoning.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made along this section of Wilson Rd. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Northwest City Sector Plan currently designates this site for LDR (Low Density Residential) uses and SLPA (Slope Protection), consistent with its current RP-1 zoning and density. The current plan designation for the site is appropriate, intentional and has been in place at least since the last plan update in January 2004, so there is no error in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

With the exception of the subject property, which was rezoned RP-1 in 1984, this section of Wilson Rd. has remained low density residential under R-1 zoning. A request for rezoning to R-1A was denied in 1995 for three parcels to the northeast (parcels 40.01, 41.01 and 42.01). Medium density residential uses and zoning on Wilson Rd. has been limited to north of Gap Rd. and south of I-640.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information or development trend has emerged to reveal the need for a plan amendment. The proposed land use pattern has long been established in this area.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied

Meeting Date: 4/9/2015

Details of Action:

Summary of Action: DENY the request to amend the future land use map of the Northwest City Sector Plan to MDR (Medium Density Residential) land use classification.

Date of Approval:

Date of Denial: 4/9/2015

Postponements: 2/12/2015,
3/12/2015

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/12/2015

Date of Legislative Action, Second Reading: 5/26/2015

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: