

# 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:** 4-A-16-PA

**Related File Number:** 4-A-16-RZ

**Application Filed:** 1/29/2016

**Date of Revision:**

**Applicant:** JOHN SARASU

## PROPERTY INFORMATION

**General Location:** Southwest side Fennel Rd., southeast of Sylvia Dr.

**Other Parcel Info.:**

**Tax ID Number:** 68 L G 023

**Jurisdiction:** City

**Size of Tract:** 10800 square feet

**Accessibility:** Access is via Fennel Rd., a local street with 20' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Duplex

**Surrounding Land Use:**

**Proposed Use:** Duplex

**Density:**

**Sector Plan:** North City

**Sector Plan Designation:** LDR

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

**Neighborhood Context:** To the west of Fennel Rd. is a neighborhood of attached and detached residential development, zoned R-1, R-1A and R-2. On the east side of Fennel Rd. are light industrial uses, zoned I-2 and I-3.

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

**Street:** 4619 Fennel Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** R-2 (General Residential)

**Previous Requests:** None noted

**Extension of Zone:** Not an extension of MDR, but is an extension of R-2 from the west

**History of Zoning:** Property was rezoned from R-2 to R-1 as part of the Inskip area general rezoning in 2013 (11-F-13-RZ).

## 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 MDR (Medium Density Residential) One Year Plan designation.

**Staff Recomm. (Full):** This property was designated for LDR uses on the One Year Plan prior to being rezoned from R-2 to R-1 as part of the Inskip general rezoning in 2013. LDR uses are compatible with the surrounding area and there is no justification to amend the plan.

**Comments:** ONE YEAR PLAN AMENDMENT REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan currently designates this site for LDR (Low Density Residential) uses, consistent with its current R-1 zoning. The LDR designation is appropriate, intentional and has been in place for quite some time, so there is no error in the plan.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made along this section of Fennel Rd. Public water and sewer utilities are available to serve the site. The adjacent properties on the same side of Fennel Rd. appear to be developed with detached dwellings on individual lots, consistent with the current LDR designation.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The plan has designated this site for LDR uses for quite some time. With the general rezoning to R-1 last year, MPC and City Council approved a zoning change to bring the zoning into conformance with the One Year Plan designation, establishing that low density residential uses are appropriate for the future development of this site.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The proposed land use pattern has long been established in this area.

**Action:** Denied

**Meeting Date:** 4/14/2016

**Details of Action:**

**Summary of Action:** DENY MDR (Medium Density Residential) One Year Plan designation.

**Date of Approval:**

**Date of Denial:** 4/14/2016

**Postponements:**

**Date of Withdrawal:**

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 5/10/2016

**Date of Legislative Action, Second Reading:** 5/24/2016

**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:**