

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH 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: 4-A-16-SP
Application Filed: 1/29/2016
Applicant: JOHN SARASU

Related File Number:
Date of Revision:

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: 11-F-13-RZ (R-2 to R-1)
Extension of Zone: No
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 the request to amend the future land use map of the North City Sector Plan to MDR (Medium Density Residential) land use classification.

Staff Recomm. (Full): This property was designated for LDR uses on the sector 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: 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 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The North City Sector 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.

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

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 plan designations, establishing that low density residential uses are appropriate for the future development of this site.

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

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.

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 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: 4/14/2016

Details of Action:

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

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: