

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-B-09-PA **Related File Number:** 4-B-09-RZ
Application Filed: 2/11/2009 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: North and south sides Washington Ave., west side N. Bertrand St., east of Winona St.
Other Parcel Info.:
Tax ID Number: 82 P G 001-015 OTHER: 082PF009-015, 082IL022-035, 0 **Jurisdiction:** City
Size of Tract: 11 acres
Accessibility: Access is via Washington Ave., a minor collector street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with residential dwellings under mainly R-1A zoning. There is a church within the subject area, and there are some office and neighborhood commercial uses to the east, zoned O-1 and C-1.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR plan designation and R-1A zoning from north, south and east.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

Requested Plan Category: LDR (Low 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.): ADOPT resolution #4-B-09-PA, amending the Knoxville One Year Plan to LDR (Low Density Residential) for this area. (See attached Exhibit A.)

Staff Recomm. (Full): A low density residential designation for this area is compatible with the surrounding development and zoning in the neighborhood. The sector plan proposes low density residential for the area, consistent with the requests.

Comments: ONE YEAR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
B. ERROR OR OMISSION IN CURRENT PLAN - The parcels within the subject area are developed with primarily detached single unit dwellings on individual lots, which is consistent with the proposed LDR designation.
C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes low density residential uses for the property, consistent with the proposal. The LDR designation on the subject property will accommodate the proposed R-1A zoning, which will limit residential development in the area to detached houses on individual lots or duplexes. R-1A does allow consideration of multi-dwelling units as a use on review, if the lot is located along a collector or arterial street. Washington Ave. is classified as a major collector.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The residential development within this area is comprised of mostly detached houses on individual lots, with a few duplexes noted. That development is consistent with the proposed LDR designation and R-1A zoning. Any properties that may have more than two dwelling units placed on them will likely be deemed as legal-nonconforming uses.

Action: Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action: LDR (Low Density Residential)

Date of Approval: 4/9/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: