

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-10-PA **Related File Number:** 4-D-10-RZ
Application Filed: 2/19/2010 **Date of Revision:**
Applicant: BETTY DEVAULT

PROPERTY INFORMATION

General Location: Southeast side Cedar Ln., northeast side Heins Rd.
Other Parcel Info.:
Tax ID Number: 58 O A 049.01 **Jurisdiction:** City
Size of Tract: 1.84 acres
Accessibility: Access is via Cedar Ln., a minor arterial street with 21-33' of pavement width within 40-70' of right-of-way, or Heins Rd., a local street with 16' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Multi-dwelling attached residential **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with residential uses under R-1, R-2 and RP-1 zoning. The R-2 zoned area is primarily limited to properties at the intersection of Cedar Ln. and Parkdale Rd. and west Along Cedar Ln., from Heins Rd. east is zoned only R-1.

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

Street: 1500 Cedar Ln
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: No
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.): RECOMMEND that City Council DENY the One Year Plan amendment to MDR (Medium Density Residential).

Staff Recomm. (Full): Medium density residential uses should not be placed any further east of the intersection of Cedar Ln. and Parkdale Rd. The property is surrounded by low density residential uses and R-1 zoning. There is no medium density residential zoning east of Heins Rd. along Cedar Ln.

Comments: MPC postponed this request at the April 8, 2010 meeting, in order to allow the applicant time to meet with neighborhood residents, who oppose the request and wish to maintain the current R-1 zoning. The applicant has now indicated that the intent is to develop the site with an assisted living facility. This use would require use on review approval by MPC in either the proposed R-2 zoning or the recommended RP-1 zoning. On April 29, 2010, the attorney for the applicant requested that these items be postponed once again to the June 10, 2010 MPC meeting. The applicant is not able to attend the May 13 meeting. Postponement will also allow more time for the applicant to meet with neighborhood residents. As of May 3, 2010, no meeting had taken place, to staff's knowledge.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have been made to the roads or utility facilities since the adoption of the North City Sector Plan update in 2007.
B. ERROR OR OMISSION IN CURRENT PLAN - The One Year Plan and North City sector plan both propose low density residential uses for this site, consistent with the current R-1 zoning.
C. CHANGES IN GOVERNMENT POLICY - There are no changes in government policy that would warrant the proposed changes. Medium density residential density should not be spot-placed on a site that is surrounded by low density residential uses.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - Multi-dwelling development has been and should continue to be limited to the area around the intersection of Cedar Ln. and Parkdale Rd. and west. Nothing has changed in the development, population or traffic patterns to warrant the requested plan amendments. Much of the R-2 zoned neighborhood to the southwest of the site is actually developed with detached dwellings.

Action: Denied (Withdrawn) Meeting Date: 5/13/2010

Details of Action: WITHDRAWN, at the request of the applicant

Summary of Action:

Date of Approval: Date of Denial: Postponements: 4/8/10

Date of Withdrawal: 5/13/2010 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading: 6/29/2010

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: