CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-B-13-PA Related File Number: 4-B-13-RZ

Application Filed: 2/7/2013 Date of Revision:

Applicant: RUFUS H. SMITH JR. & COMPANY



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side Deane Hill Dr., northeast side Winchester Dr.

Other Parcel Info.:

Tax ID Number: 120 E D 001 Jurisdiction: City

Size of Tract: 2.2 acres

Access is via Deane Hill Dr., a major collector street with 18' of pavement width within 50' of right-of-

way, or Winchester Dr., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex and vacant land

Surrounding Land Use:

Proposed Use: Multi-dwelling residential development Density: 12 du/ac

Sector Plan: West 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 and RP-1 zoning. There is a community

recreation center to the southwest at the corner of Morrell Rd. and Deane Hill Dr., zoned OS-2. The apartments on the northeast corner of that intersection are zoned RP-1 at a density of 6-14-du/ac.

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

Street: 7144 Deane Hill Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning: RP-1 (Planned 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)

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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 for the site.

Staff Recomm. (Full): Approval of medium density residential uses for this site would be a spot plan amendment in an area

surrounded by low density residential uses. The sector plan also proposes low density residential uses

for this site and the surrounding area.

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 appropriately designates this site for low density residential uses, consistent with the surrounding area. There is no medium density residential development or zoning along Deane Hill Dr. between Morrell Rd. and Lockett Rd., with the exception of the developing area south of Deane Hill Shopping Center, on the west side of Wellsley Park Rd., which has alternate access to Gleason Dr. The zoning along this section of Deane Hill Dr. includes either R-1

(Low Density Residential) or RP-1 (Planned Residential) at less than 6 du/ac, consistent with the low

density residential plan designation within the City Limits of Knoxville.

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 made in the vicinity of this site. The development pattern for this and surrounding sites is well established as low density

residential.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in

public policy that warrants the requested amendment to the One Year Plan.

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 that would reveal the need for a plan amendment at this particular

location.

Action: Approved Meeting Date: 5/9/2013

Details of Action: RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan

designation.

Summary of Action: RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan

designation.

Date of Approval: 5/9/2013 Date of Denial: Postponements: 4/11/13

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/29/2013 Date of Legislative Action, Second Reading: 11/12/2013

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn) **Disposition of Case, Second Reading:**

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If "Other": F	Postponed uni	il 7-9-13.	8-6-13.	. 9-3-13.	10-29-13
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If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

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