

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-B-17-PA **Related File Number:** 4-D-17-RZ
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: ECG MARTIN MILL LP

PROPERTY INFORMATION

General Location: Northeast side E. Martin Mill Pike, northwest side Lippencott St.
Other Parcel Info.:
Tax ID Number: 109 A K 00202 & 007 **Jurisdiction:** City
Size of Tract: 6.4 acres
Accessibility: Access is via E. Martin Mill Pike, a minor collector street with 22' of pavement width within 35-50' of right-of-way, or Lippencott St., a minor collector street with 20' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 30 du/ac
Sector Plan: South City **Sector Plan Designation:** MU-SD (SC-4) & MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located between commercial business to the west along Chapman Hwy., zoned C-4, and residential development to the south and east, zoned R-2.

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

Street: 2712 E Martin Mill Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: SWMUD-2 (South Waterfront Mixed Use District II)

Requested Plan Category: HDR (High 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE HDR (High Density Residential) One Year Plan designation.

Staff Recomm. (Full): This site is located in the vicinity of other attached multi-dwelling development and is close to Chapman Hwy., where transit service is available, as well as having commercial services within walking distance. The location is appropriate for high density residential development.

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 - There are no apparent errors in the plan. The current One Year Plan designates the site as SWMUD-2 (South Waterfront Mixed Use District 2). This district only allows consideration of planned zoning districts. The requested RP-2 zoning is a planned district, so the requested zoning is consistent with the One Year Plan. If approved, the requested amendment will bring the plan into consistency with the actual zoning and development of the site.
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 to E. Martin Mill Pike or Lippencott St., but the streets are adequate to serve the recommended commercial uses. There is a traffic signal at the intersection of Lippencott St. and Chapman Hwy. to allow easier access to the main thoroughfare in the area. Public water and sewer utilities are available to serve the site.
C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density residential uses.
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 current zoning pattern of higher intensity residential uses has long been established in this area, making this site appropriate for high density residential uses.

Action: Approved Meeting Date: 5/11/2017

Details of Action:

Summary of Action: HDR (High Density Residential) One Year Plan designation.

Date of Approval: 5/11/2017 Date of Denial: Postponements: 4/13/2017

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/6/2017 Date of Legislative Action, Second Reading: 7/6/2017

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: