

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number: 4-C-02-SP **Related File Number:** 4-R-02-RZ
Application Filed: 3/27/2002 **Date of Revision:**
Applicant: MICHAEL BRADY
Owner:

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side Dante Rd., northeast of Kern Rd.
Other Parcel Info.:
Tax ID Number: 57 K C 23 **Jurisdiction:** County
Size of Tract: 3.04 acres
Accessibility: Access is via Dante Rd., a minor arterial street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Ten duplexes and residence **Density:** 7 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is within an older residential neighborhood that has developed under RA and RB zoning.

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

Street: 408 Dante Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (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)
Requested Plan Category: MDR (Medium Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY the sector plan amendment to MDR (Medium Density Residential) designation.

Staff Recomm. (Full): Medium density would be out of character with the established single family housing density in the area and would permit development that is not compatible with the scale of surrounding residential uses. The North City Sector Plan's proposed low density residential is appropriate for this site.

Comments: Approval of this request would likely bring pressure for similar rezonings in the area, which would be out of character with the established low density development pattern.

MPC Action: Denied MPC Meeting Date: 6/13/2002

Details of MPC action:

Summary of MPC action: DENY the sector plan amendment to MDR (Medium Density Residential) designation.

Date of MPC Approval: Date of Denial: 6/13/2002 Postponements: 4/11/02, 5/9/02

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

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: