

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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www.knoxmpc.org

File Number: 4-C-09-PA **Related File Number:** 4-E-09-RZ
Application Filed: 2/23/2009 **Date of Revision:**
Applicant: EASTERDAY ESTATES, LLC

PROPERTY INFORMATION

General Location: West side Sisk Rd., south of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 N A 011 **Jurisdiction:** City
Size of Tract: 9.34 acres
Accessibility: Access is via Sisk Rd., a minor collector street with 24' of pavement width within 70' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached condominiums **Density:** 14 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with low density residential uses under R-1 zoning. West Haven Elementary School is located across Sisk Rd. from the subject property.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) @ 1-5 du/ac
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) @ up to 14 du/ac
Previous Requests: 12-L-05-RZ
Extension of Zone: No
History of Zoning: Property was rezoned to RP-1 at current density in 2005.

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.):

DENY the request to amend the Knoxville One Year Plan to MDR (Medium Density Residential) for this area.

Staff Recomm. (Full):

The subject property is surrounded by low density residential uses and zoning on all sides. Establishment of medium density residential uses at this location would be out of character with surrounding land uses.

Comments:

ONE YEAR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads and utilities are in place to serve this site. However, they were installed based on a previously approved development plan for 46 attached condominiums.
B. ERROR OR OMISSION IN CURRENT PLAN - The sector plan appropriately designates this site for low density residential uses.
C. CHANGES IN GOVERNMENT POLICY - No policy changes have occurred that warrant amendment of the One Year Plan to MDR for this site.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - No changes have occurred in this area since 2005 that warrant amendment of the One Year Plan to MDR for this site.

Action:

Denied

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

DENY MDR (Medium Density Residential)

Date of Approval:

Date of Denial: 4/9/2009

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 5/29/2009

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 6/16/2009

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

No action. Denial Stands.

Date of Legislative Appeal:

Effective Date of Ordinance: