CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT

File Number:4-C-10-SPApplication Filed:2/19/2010Applicant:BETTY DEVAULT

Related File Number: Date of Revision:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location:	Southeast side Cedar Ln., northeast side Heins Rd.		
Other Parcel Info.:			
Tax ID Number:	58 O A 04901	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	d 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:	
Previous Requests:	
Extension of Zone:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low 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 sector plan amendment to MDR (Medium Density Residential).		
Staff Recomm. (Full):	The North City Sector Plan was adopted by MPC on June 14, 2007 and by City Council on July 17, 2009, reflecting the current low density residential uses for this property. No conditions have changed in the area since that adoption to warrant an amendment to the plan for this property. Along Cedar Ln., east of Parkdale Rd., low density residential is the exclusive land use all the way to N. Broadway, with the exception of one R-2 zoned property about a half-mile east, near Montrose Rd.		
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 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. SECTOR PLAN REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: NEW ROAD OR UTILITY IMPROVEMENTS: No known road or utility improvements have occurred in this area. The proposed use is more intense than the current designation. ERROR OR OMISSION IN CURRENT PLAN: The North City Sector Plan, appropriately proposes low density residential use of this property. This sector plan was just updated and adopted in 2007. CHANGES IN GOVERNMENT POLICY: No changes have occurred that warrant this sector plan change. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS: R-1 zoning and development have been and continue to be the predominant pattern east of Parkdale Rd. along Cedar Ln. No changes have occurred to warrant changing the plan to allow consideration of R-2 zoning at this location. 		
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

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:

Legislative Body:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: