

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-D-09-PA **Related File Number:** 4-I-09-RZ
Application Filed: 3/3/2009 **Date of Revision:**
Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: Southeast side Bethel Ave., southwest side McConnell St.
Other Parcel Info.:
Tax ID Number: 95 B G 002 OTHER: PORTION. MAP ON FILE AT MPC. **Jurisdiction:** City
Size of Tract: 5.26 acres
Accessibility: Access is Bethel Ave., a local street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Park facility
Surrounding Land Use:
Proposed Use: Multi-dwelling development for low income elderly housing **Density:** 16 du/ac
Sector Plan: Central City **Sector Plan Designation:** Public Parks and Open Space
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in the midst of single and multi-family residential development that has occurred under R-1 and R-2 zones.

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

Street: 2036 Bethel Ave
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: Yes
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:

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.):

ADOPT resolution #4-D-09-PA, amending the Knoxville One Year Plan to MDR (Medium Density Residential) designation for this property. (See attached Exhibit A.)

Staff Recomm. (Full):

An MDR designation for this property is compatible with the surrounding residential development and zoning and is consistent with the established structure types on surrounding property.

Comments:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.

B. ERROR OR OMISSION IN CURRENT PLAN - An MDR designation and RP-1 zoning are consistent with the surrounding established residential development.

C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes Public Open Space uses for the property, consistent with the current park use. An MDR designation on the subject property will accommodate the RP-1 zoning and permit consideration of a low-income elderly housing development proposal for the site, consistent with the established development pattern of the area that includes both single family residential and apartment uses.

D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - There is a school use on part of the property that will remain. To the northeast, across Bethel Ave., are apartments zoned R-2.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

MDR (Medium Density Residential)

Date of Approval:

4/9/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action: 5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: