

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-F-03-PA **Related File Number:** 4-AA-03-RZ
Application Filed: 3/11/2003 **Date of Revision:**
Applicant: CHIP STANLEY
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
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PROPERTY INFORMATION

General Location: North and south side Scottish Pike, west of Cherokee Trail
Other Parcel Info.:
Tax ID Number: 108 L A 19,25 OTHER: 108LD004 (MAP ON FILE.) **Jurisdiction:** City
Size of Tract: 0.88 acres
Accessibility: Access is via Scottish Pike, a dead-end local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residential condominiums **Density:** 6 to 12 du/ac
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of older residential housing that has occurred under R-1A zoning.

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

Street: 2917 Scottish Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None for these properties, but adjacent property was approved for MDR and RP-1 zoning in 2002.

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.): APPROVE MDR (Medium Density Residential) designation

Staff Recomm. (Full): Medium density residential approval for these properties will allow them to be incorporated into a proposed condominium development planned for the adjacent property, which was recently approved by MPC and City Council for MDR and RP-1 zoning. The sector plan proposes low density residential use for these properties.

Comments: A. Need and Justification for Proposal
1. MDR One Year Plan designation of these lots is appropriate given the recent approval of medium density designation of adjacent property for condominium development and the intent to incorporate these properties into that development.
2. Changing the zoning from R-1A to RP-1 at 6 to 12 dwellings per acre allows these properties to be incorporated into the adjoining multi-family development proposal and developed under the same set of zoning regulations.

B. Effects of Proposal
1. The RP-1 rezoning at up to 12 units per acre permits compatible, although slightly more intensive, residential development than that permitted by the present R-1A zone.
2. RP-1 zoning under a medium density designation is compatible to the established nearby residential uses.
3. Maximum medium density development under RP-1 zoning would add 10.5 units, generate approximately 105 more vehicle trips per day for area roads, including the one-lane railroad underpass, and increase the neighborhood school population by approximately 3 children. Public water and sewer are available to the site.
4. Portions of the site are characterized by steep slopes which will need to be protected in the development process.
5. The one-lane railroad under pass to the east will need to be improved to provide safe access to the area as traffic volumes increase as the result of redevelopment.

C. Conformity with the General Plan and One Year Plan
1. RP-1 zoning at the density requested will permit these properties to be incorporated with the adjacent proposed development in a manner consistent with established uses and the water, sewer and street system available to serve the site.
2. Other property in the area could be proposed for MDR consideration and RP-1 zoning at 6 to 12 du/ac under the policies and guidelines of the adopted plans for the area. The applicant proposes to develop these properties with the adjacent RP-1 property

MPC Action: Approved

MPC Meeting Date: 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential)

Date of MPC Approval: 4/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 5/13/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/27/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: