CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number:	7-A-18-PA
Application Filed:	4/25/2018
Applicant:	ELMINGTON CG, LLC

PROPERTY INFORMATION

General Location: Northwest side E. Young High Pike, northeast side Chapman Hwy.

Other Parcel Info.:

Tax ID Number:109 O A 007Jurisdiction: CitySize of Tract:5.28 acresAccessibility:Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100'

Related File Number:

Date of Revision:

7-A-18-RZ

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Attached multi-dwelling	g residential	Density: 30 du/ac
Sector Plan:	South City	Sector Plan Designation: MU-SD (SC-5)	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, a post office, residential uses and a park, zoned C-3, O-1 and OS-2.		

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

of right-of-way.

Street:

121 E Young Hign Pike

Location:

:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-3 (General Commercial)	
Former Zoning:		
Requested Zoning:	RP-2 (Planned Residential)	
Previous Requests:	None noted	
Extension of Zone:	No	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Requested Plan Category: HDR (High 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.:

	PLANNING COMMISSION ACTION AND DISPOSITION				
Planner In Charge:	Michael Brusseau				
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE HDR (High Density Residential) One Year Plan designation.				
Staff Recomm. (Full):	This site is located close to Chapman Hwy., where transit service is available and commercial services are within walking distance. The site is currently zoned C-3, which is a more intense zone than the requested RP-2 zone. The adopted plans designate this site for mixed uses, including medium density residential (MDR). However, the proposed density exceeds what is allowable within the MDR designation. Since the site is relatively flat and the location meets general criteria for higher density infill development, it is appropriate for high density residential development.				
Comments:	ONE YEAR PLAN AMENDMENT REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)				
	A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current One Year Plan designates the site as MU-SD (SC-5). This district allows consideration of medium density residential zoning districts, but not high density. Since the site is relatively flat and the location meets general criteria for higher density infill development, it is appropriate to be considered for high density residential development.				
	B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made to E. Young High Pike or Chapman Hwy., but the streets are adequate to serve the recommended high density residential uses. There is a traffic signal at the intersection of E. Young High Pike and Chapman Hwy. to allow easier access to the main thoroughfare in the area. Public water and sewer				
	utilities are available to serve the site. C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density				
	residential uses. D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. However, the intensity of the surrounding development makes it reasonable to consider high density residential development at this location.				
Action:	Approved Meeting Date: 7/12/2018				
Details of Action:					
Summary of Action:	HDR (High Density Residential) One Year Plan designation.				
Date of Approval:	7/12/2018 Date of Denial: Postponements:				
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council

Date of Legislative Action, Second Reading: 8/28/2018

Ordinance Number:	Other Ordinance Number References:	O-122-2018
Disposition of Case: Approved	Disposition of Case, Second Reading:	Approved
If "Other":	If "Other":	
Amendments:	Amendments:	
Date of Legislative Appeal:	Effective Date of Ordinance:	