

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-18-PA **Related File Number:** 7-B-18-RZ
Application Filed: 4/25/2018 **Date of Revision:**
Applicant: ELMINGTON CG, LLC

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: West side Hollywood Rd., south side I-40
Other Parcel Info.:
Tax ID Number: 107 F G 04101 & 04103 **Jurisdiction:** City
Size of Tract: 5.11 acres
Accessibility: Access is via Hollywood Dr., a major collector street with 25' of pavement width within 75-85' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached multi-dwelling residential **Density:** 30 du/ac
Sector Plan: West City **Sector Plan Designation:** MDR and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with residential uses under R-1 and R-2 zoning. The subject property is currently zoned C-4, but has not been developed with commercial uses.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: Property was rezoned from C-3 to C-4 in 1987 (2-B-87-RZ)
Extension of Zone: No
History of Zoning: Property was rezoned from C-3 to C-4 in 1987 (2-B-87-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
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.:

MPC 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 already designated for medium density residential uses and is located in the vicinity of other attached multi-dwelling development along Sutherland Ave. and to the north, along Lonas Dr., where transit service is available, as well as having commercial services within walking distance. The location 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 - The plan does not recognize the existing C-4 zoning of the site. The current One Year Plan designates the site for medium density residential uses. With the requested planned zone of RP-2, staff is of the opinion that the site is also appropriate for high density residential use, especially considering that it is currently zoned C-4, an intense, unplanned commercial zoning district.

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 Hollywood Rd., but the street is adequate to serve the recommended high density residential uses. 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. The current zoning pattern of higher intensity residential uses has long been established in this general area, making this site more appropriate for high density residential uses.

Action: Denied

Meeting Date: 7/12/2018

Details of Action:

Summary of Action: Deny

Date of Approval:

Date of Denial: 7/12/2018

Postponements:

Date of Withdrawal:

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

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

