

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR 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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File Number: 7-B-18-SP **Related File Number:**
Application Filed: 5/31/2018 **Date of Revision:**
Applicant: ELMINGTON CG, LLC

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 & 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) & SLPA (Slope Protection Area)
Requested Plan Category: HDR (High Density Residential) & SLPA (Slope Protection Area)

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.): ADOPT RESOLUTION #7-B-18-SP, amending the West City Sector Plan to HDR (High Density Residential), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

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: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied

Meeting Date: 7/12/2018

Details of Action:

Summary of Action: Denied High Density Residential

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: