

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-B-20-PA **Related File Number:** 7-E-20-RZ
Application Filed: 5/21/2020 **Date of Revision:**
Applicant: THE PINEY GROVE CONDOMINIUM ASSOCIATION

PROPERTY INFORMATION

General Location: East of Piney Grove Church Rd., north of Middlebrook Pk.
Other Parcel Info.:
Tax ID Number: 106 D J 039 **Jurisdiction:** City
Size of Tract: 62461 square feet
Accessibility: Access is via Piney Grove Church Road, a major collector with a pavement width of 22 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Multi-family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: The area is primarily a mix of medium density, multi-family residential adjacent to the office and commercial corridor along Middlebrook Pike as it transitions to single family residential neighborhoods.

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

Street: 942 Piney Grove Church Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Approve MDR/O (Medium Density Residential/Office) designation because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

- 1. There are no apparent errors in the plan.

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:

- 1. This area is consists primarily of a mix of medium density residential uses as it transistions back from the commercial/office corridor along Middlebrook Pike.
- 2. There are no new changes in the development pattern, however, zones permitted in the MDR/O (Medium Density Residential/Office) land use classification surround this area.
- 3. The proposed amendment to MDR/O is consistent with the surrounding surrounding development.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. The removal of RN-5 from the MDR (Medium Density Residential) land use classification table by Knoxville City Council during the most recent One Year Plan update made this and other RN-5 zoned areas shown as MDR on the sector plan inconsistent. The MDR/O (Medium Density Residential/Office) however, allows consideration of RN-5 and this area will likely be shown as MDR/O in the next comprehensive sector plan update for this area because of this change in the land use table and the existing development pattern and densities in this area.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

- 1. No new information has become available to reveal the need for a plan amendment, however, the modifications to the Land Use Classification table have now required this plan amendment to MDR/O to consider the requested RN-5 zone.

Action: Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action: Approve MDR/O (Medium Density Residential/Office) designation because it is consistent with the surrounding development.

Date of Approval: 8/13/2020

Date of Denial:

Postponements: 7/9/2020

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/8/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/22/2020

Other Ordinance Number References: O-143-2020

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: