

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-E-03-PA **Related File Number:** 7-F-03-RZ
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: KNOXVILLE LAND PARTNERS, LP
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: East side N. Gallaher View Rd., south of Broome Rd.
Other Parcel Info.:
Tax ID Number: 120 H B PART OF 27.01 OTHER: MAP ON FILE **Jurisdiction:** City
Size of Tract: 4.025 acres
Accessibility: Access is via N. Gallaher View Rd., a five lane, minor arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 1-12 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an area of commercial, office and apartment development that has occurred around the Walker Springs interchange within CA, C-3, PC-1, O-1 and RP-1 zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was shown for O and zoned O-1 in 2000. (10-A-00-PA / 10-A-00-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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 designation is compatible with the apartment development to the east and southeast of the site and with the office development to the south. The sector plan proposes medium density residential use for the site.

Comments: The applicant has requested an amendment to the One Year Plan and a rezoning to allow medium density residential development on a 4-acre tract that is now designated for Office uses.

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern under the MDR designation.
2. Changing from O-1 to RP-1 at up to 12 dwellings per acre would allow a range of development options compatible in intensity to surrounding development that includes both commercial, office and apartment development. RP-1 at 6 to 12 dwellings per acre would be consistent with the adjacent RP-1 density.
3. The present O-1 zone was changed from RP-1 for this property in 2000.

B. EFFECTS OF THE PROPOSAL

1. RP-1 zoning at medium density designation would allow development that would be consistent with that permitted and existing to the southeast.
2. The maximum requested development under RP-1 zoning at 12 du/ac would result in the development of 48 units, generate approximately 434 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 17 children.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. RP-1 zoning at a density of 12 du/ac will permit compatible development at a scale and intensity with surrounding development and the water and sewer, and street system available to serve the site.
2. The R-1 zoned property to the north is separated from this site by a stream and floodway and a deed restricted buffer area
3. The sector plan proposes Medium Density Residential for this site.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

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

Date of MPC Approval: 7/10/2003

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: 8/19/2003

Date of Legislative Action, Second Reading: 9/2/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: approved

Disposition of Case, Second Reading: Approved

If "Other": postponed 8/5/2003

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: