

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR 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-E-12-PA                      **Related File Number:** 7-I-12-RZ  
**Application Filed:** 5/29/2012                      **Date of Revision:**  
**Applicant:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

## PROPERTY INFORMATION

**General Location:** Northeast side Curie Pl., southeast side Wilson Ave., northwest side Selma Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N D 002-007, 025                      **Jurisdiction:** City  
**Size of Tract:** 0.92 acres  
**Accessibility:** Access is via Wilson Ave., a minor collector street with 30' of pavement width within 60' of right-of-way; Selma Ave., a local street with 26' of pavement width within 50' of right-of-way; or Curie Place, a one-way, local street with 21' of pavement width within 30' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling residential                      **Density:** 13 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located within a residential area, zoned R-1 and R-1A. There is also a church to the east, zoned R-1, and a park to the southwest, zoned OS-2.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: MDR (Medium 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 MDR (Medium Density Residential) One Year Plan designation.

Staff Recomm. (Full):

Medium density residential uses, if developed under RP-1 zoning, can be compatible with surrounding development and zoning. The site is located along Wilson Ave., which is classified as a minor collector street, and is adjacent to a neighborhood public park.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN  
A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements have been made to any of the roads surrounding this site.  
B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes 'low density residential' uses for the site, consistent with the current R-1 zoning.  
C. CHANGES IN GOVERNMENT POLICY - No changes in government policy impact this proposal. KCDC has identified this property for development of 12 attached dwelling units.  
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - This vacant site has been identified by KCDC as a good location for medium density residential development. It is located next to a public park and has frontage on Wilson Ave., which is classified as a minor collector street. This currently undeveloped site is appropriate for higher density infill development to provide more housing opportunities for the public.

Action:

Approved

Meeting Date: 7/12/2012

Details of Action:

Summary of Action:

MDR (Medium Density Residential)

Date of Approval:

7/12/2012

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

8/7/2012

Date of Legislative Action, Second Reading: 8/21/2012

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: