

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
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File Number: 7-F-17-PA

Related File Number:

Application Filed: 5/30/2017

Date of Revision: 7/13/2017

Applicant: MPC

PROPERTY INFORMATION

General Location: Northwest side Murray Dr., southwest of Clinton Hwy.

Other Parcel Info.:

Tax ID Number: 68 P A 018,01802,019&020

Jurisdiction: City

Size of Tract: 13.2 acres

Accessibility: Access is via Murray Dr., a local street with 19' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: No proposed change

Density:

Sector Plan: Northwest City

Sector Plan Designation: MDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The property is located between businesses to the north and west along Clinton Highway and single-family residential to the south and east.

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:

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: LDR (Low 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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE LDR (Low Density Residential) One-Year Plan designation on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.

Staff Recomm. (Full):

This tract is 13.2 acres and is located on the northwest side of Murray Drive, southwest of Clinton Highway. The area was changed from LDR (Low Density Residential) to MDR (Medium Density Residential) during the update of the 2015 Northwest City Sector Plan. The 2016 One Year Plan update incorporated the recommendations of the 2015 Northwest City Sector Plan and as a result both plans have the same MDR designation for this tract of land.

Parcel 068PA018 has both a MDR (Medium Density Residential) and GC (General Commercial) land use designation. The GC (General Commercial) is recommended to remain and the MDR (Medium Density Residential) portion is recommended to be changed to LDR (Low Density Residential).

During the sector plan update, staff analyzed the Northwest City Sector planning boundary for potential MDR (Medium Density Residential) areas and this tract was identified due to its development pattern and proximity to the community commercial node intersection of Schaad Road, Callahan Road, and Clinton Highway.

However, road widening along Murray Drive and intersection improvements at Murray Drive and Clinton Highway would be needed to handle the housing density associated with MDR (Medium Density Residential). In addition, the topographic change in elevation from this tract to the community commercial node makes any future pedestrian connection difficult. There is no bus service that serves this area directly and the remoteness would make people reliant on automobile transportation. In addition, the sector plan recommends a park in this area, but is not listed in the 15 Year Plan section because the limited park funding availability, this was not a high priority park recommendation.

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: There was an error in the plan. The One Year Plan did not take into full account the limits of Murray Road and that there are no scheduled future improvements to be made to it. In addition, the plan did not take into full account the topographic differences from the nearby community commercial node. All these factors, illustrate how the designated land use should have remained LDR (Low Density Residential). The One Year Plan designated this area as MDR (Medium Density Residential) because of its proximity to the nearby community commercial node and because it is a large undeveloped tract.

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: In order to accommodate MDR (Medium Density Residential) densities road improvements would be needed. There are no transportation improvements scheduled that could accommodate these densities in this area. There are public water and sewer utilities are available to serve the site.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN : No change in public policy directly impacts this plan amendment.

NEW TRENDS OR 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.

Action: Denied **Meeting Date:** 8/10/2017
Details of Action: DENY the amendment to the One Year Plan map to LDR.
Summary of Action: DENY the amendment to the One Year Plan map to LDR.
Date of Approval: **Date of Denial:** 8/10/2017 **Postponements:** 7/13/2017
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:**