

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 7-H-04-PA                      **Related File Number:**  
**Application Filed:** 6/21/2004              **Date of Revision:**  
**Applicant:** PARTNERS & ASSOCIATES, INC. DBA PARTNERS DEVELOPMENT  
**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  
865 • 215 • 2500  
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### PROPERTY INFORMATION

**General Location:** North side Chapman Hwy., southeast side Lindy Dr., southwest side Williams Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 123 L D 016                      **Jurisdiction:** City  
**Size of Tract:** 2.4 acres  
**Accessibility:** Access is via Chapman Hwy, a major arterial street with 4 travel lanes and no turn lanes within 135' of right of way, or via Lindy Dr., a minor collector street with 21' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 42 unit elderly housing facility                      **Density:** 17.5 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property has a house located on it. To the south and west of the house are businesses fronting on Chapman Hwy, zoned C-4. To the north, northwest and east, are residential uses, zoned R-1.

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

**Street:** 6336 Chapman Hwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-4 (Highway and Arterial Commercial) & R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential) & GC (General Commercial)  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** DENY MDR (Medium Density Residential) One Year Plan designation.

**Staff Recomm. (Full):** MDR uses are not compatible with the single family residential uses along Lindy Dr. adjacent to the northern portion of the site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Medium density residential uses are not appropriate adjacent to the single family residential uses located to the north, east, and west of the site.
2. The subject property fronts on Lindy Dr., which is zoned R-1 and developed with single family uses in this section. The MDR designation would allow a request for R-2 zoning, which would permit inappropriate multi-family development to be located in close proximity to the single family uses.
3. The front portion of the property is currently designated for general commercial uses. If the request did not include the northern LDR portion, it would be a stronger proposal.
4. There are properties in the vicinity which are already designated for MDR uses and/or zoned R-2 which may be utilized for the proposed use.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. If approved, this proposal could lead to significant impact on both streets and schools, if the property were not developed with an elderly housing facility.
3. This proposal could have a negative impact on adjacent single family residential properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan proposes low density residential uses for the entire site.
2. The current City of Knoxville One Year Plan designation of GC on the south portion and LDR on the north portion of the site is appropriate and should be maintained.
3. This request could generate similar requests for non single family zoning in this area in the future, which would allow further intrusion into the established neighborhoods to the north and northeast.

**MPC Action:** Denied

**MPC Meeting Date:** 7/8/2004

**Details of MPC action:**

**Summary of MPC action:** DENY MDR (Medium Density Residential) One Year Plan designation.

**Date of MPC Approval:**

**Date of Denial:** 7/8/2004

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 8/3/2004

**Date of Legislative Action, Second Reading:** 8/17/2004

**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:**