

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-H-05-PA **Related File Number:** 8-A-05-RZ
Application Filed: 6/22/2005 **Date of Revision:**
Applicant: RONNIE L. PHILLIPS
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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Washington Pike, southwest of Alice Bell Rd.
Other Parcel Info.:
Tax ID Number: 70 C B 017 **Jurisdiction:** City
Size of Tract: 4.2 acres
Accessibility: Access is via Washington Pike, a minor arterial street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: Attached condominiums, 32 units **Density:** 7.61 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 in the middle of single family detached housing that has been developed under R-1 zoning.

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

Street: 4211 Washington Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: R-1A (Low Density 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:

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.): DENY MDR (Medium Density Residential) Designation

Staff Recomm. (Full): The requested MDR designation would permit densities up to 24 units per acre which is out of character with the surrounding low density residential uses and R-1 zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.
2. The LDR designation with R-1A zoning would permit residential development compatible with the scale and intensity of the surrounding development and zoning pattern. However, the proposed MDR designation with R-1A zoning will allow consideration of higher density multi-family units on this site that are out of character with the single family housing and lot pattern.
3. R-1A zoning will require subdivision approval by MPC or use on review approval for any multi-family site plan prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. At the recommended density, up to 25 dwelling units could be proposed on the subject property. The applicant has requested up to 32 units be approved for the site. The development would add 250 to 320 vehicle trips per day to the street system and about 12 children under the age of 18 to the school system.
- 3. The sight distance appears to be adequate along Washington Pike.
- 4. R-1A zoning at 1 to 5.9 du/ac. is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East City Sector Plan proposes LDR (Low Density Residential) use for the parcel.
- 2. The recommended R-1A zoning and LDR density is consistent with the City of Knoxville One Year Plan.
- 3. There may be additional R-1A rezoning requests in the future, particularly on the larger parcels fronting along Washington Pike.
- 4. Approval of MDR could lead to other requests for MDR in the area. The sector plan and One Year Plan support the low density residential character of the area. Approval of MDR could begin to move the neighborhood from predominately single-family residential to medium density housing.

Upon final approval of the rezoning, the developer will be required to submit a subdivision plat or use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the Knoxville Department of Engineering and MPC staff.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 10/13/2005

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 7/14/2005-9/8/2005

Date of Withdrawal: 10/13/2005 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/4/2005

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 10/25/2005

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: