CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT

File Number: 7-I-13-SP Related File Number:

Application Filed: 5/31/2013 **Date of Revision:**

Applicant: PRESBYTERIAN HOMES OF TENNESSEE, INC.



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side Middlebrook Pk., east of Connie Rd.

Other Parcel Info.:

Tax ID Number: 106 O B 005 & 008 Jurisdiction: City

Size of Tract: 3 acres

Access is via Middlebrook Pike, a 4-lane, major arterial street with center median within 110' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land / farm stand

Surrounding Land Use:

Proposed Use: Shannondale expansion - nursing facility Density:

Sector Plan: Northwest City Sector Plan Designation: LDR (Low Density Residential)

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

Neighborhood Context: The south side of Middlebrook Pike is developed with low and medium density residential uses, under

R-1, R-1A and R-2 zoning. There are some commercial uses to the east at Francis Rd. and to the north across Middlebrook Pike, zoned C-1. The subject property currently has a retail produce stand,

zoned C-1.

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

Street: 7510 Middelbrook Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) & C-1 (Neighborhood Commercial)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: None noted

Extension of Zone: Yes, extension of MDR from the east

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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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.): ADOPT RESOLUTION # 7-I-13-SP, amending the Northwest City Sector Plan to MDR (Medium

Density Residential) and recommend that City Council also adopt the amendment. (See attached

resolution, Exhibit A.)

Staff Recomm. (Full): Medium density residential uses will be compatible with the scale and intensity of surrounding

development and zoning. The proposal is an extension of MDR from the east and will allow the

expansion of that facility onto the subject property.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made along this section of Middlebrook Pike. Public

water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the site for LDR (Low Density Residential), consistent with the R-1 zoning in the rear, but not with the C-1 zoning at the front. Amendment of the sector plan designation to MDR and rezoning would bring the sector plan and zoning into consistency.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The Shannondale assisted living and healthcare facility has long been established at the location to the east of the subject property. The proposal is a minor extension of that zoning to allow expansion of that facility.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The proposal is to extend the established MDR uses from the east to include this site. The adjacent site to the east has been in operation for many years.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 7/11/2013

Details of Action:

Summary of Action: MDR (Medium Density Residential)

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Date of Approval:	7/11/2013	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: 8/6/2013 Date of Legislative Action, Second Reading: 8/20/2013

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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