

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-A-22-PA Related File Number: 1-A-22-RZ
Application Filed: 11/22/2021 Date of Revision:
Applicant: KYLE HOHMAN

PROPERTY INFORMATION

General Location: South of Zoe Way and east of Janmer Lane
Other Parcel Info.:
Tax ID Number: 107 I B 01303 Jurisdiction: City
Size of Tract: 3.1 acres
Accessibility: Access is via Janmer Ln, a local road with 23-ft of pavement within a 45-ft right-of-way, and Zoe Way, a private road with 25-ft of pavement width within a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest City Sector Plan Designation: O (Office) & HP (Hillside Protection)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located in a residential neighborhood consisting of single-family dwellings with some office uses adjacent to the north. I-40 is located to the south of this property.

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

Street: 0 Zoe Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) & HP (Hillside Protection)
Former Zoning:
Requested Zoning: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)
Previous Requests:
Extension of Zone: Yes, LDR is adjacent to the west.
History of Zoning: 11-A-21-RZ Withdrawn

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office) & HP (Hillside Protection)
Requested Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the LDR (Low Density Residential) and HP (Hillside Protection) land use classification because it is an extension of that land use class and is compatible with the surrounding development.

Staff Recomm. (Full):

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:

1. There is an error in the plan because the O land use classification recommends zoning that is not compatible with the steep topography on this property.

A 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:

1. This property and the property adjacent to the north are both zoned OP (Office Park). Unlike the property to the north, the subject property was never developed and remains forested. The properties adjacent to the west are low-density residential uses. Amending the One Year Plan to LDR is an extension of this land use classification and will create development opportunities that are compatible with this area.

2. This property is located at the east terminus of Janmer Lane. This proposed amendment to LDR will eliminate the risk of office uses drawing traffic through a residential neighborhood. LDR is suitable at this location and is compatible based on the surrounding development.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would initiate the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the LDR (Low Density Residential) and HP (Hillside Protection) land use classification because it is an extension of that land use class and is compatible with the surrounding development.

Date of Approval: 1/13/2022

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: 2/8/2022

Date of Legislative Action, Second Reading: 2/22/2022

Ordinance Number:

Other Ordinance Number References: O-23-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: