

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 1-A-22-SP
Application Filed: 10/26/2021
Applicant: KYLE HOHMAN

Related File Number:
Date of Revision:

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 width 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 made up of primarily single-family dwellings with some office uses adjacent to the north. I40 is located to the south of the 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 Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes, LDR is adjacent to the west
History of Zoning: None noted

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 Northwest City Sector 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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Amending the sector plan to LDR will increase the development potential of this property as it has remained undeveloped under the O land use classification.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities were introduced to make this development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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. The slope analysis yields a recommended disturbance allowance for this property up to 1.47 acres within the HP (Hillside Protection) area.

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

1. The LDR land use classification allows consideration of residential zone districts that permit low densities consistent with the residential neighborhood to the west, and steep topography of the subject property.

State law regarding amendments of the general plan (which includes 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:

- 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.

- 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: 1/13/2022

Details of Action:

Summary of Action: Approve the Northwest City Sector 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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References: O-22-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: