

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-A-23-PA Related File Number: 1-A-23-RZ
Application Filed: 9/22/2022 Date of Revision:
Applicant: CHRIS AND RENEE HARWELL

PROPERTY INFORMATION

General Location: East side of Stonewall Dr, North of Chapman Hwy
Other Parcel Info.:
Tax ID Number: 123 F A 014 Jurisdiction: City
Size of Tract: 0.54 acres
Accessibility: Access is via Stonewall Drive, a local street with a pavement width of 16 ft within a 25-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located at the entrance of a single family detached residential neighborhood next to a commercial node on Chapman Hwy and an apartment community to the east.

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

Street: 102 Stonewall DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: O (Office), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

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

Jessie Hillman

Staff Recomm. (Abbr.):

Deny the One Year Plan amendment to O (Office) because it encroaches into a residential neighborhood, and it does not meet any of the conditions warranting a change to the land use plan.

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. The subject property contains a single family detached home and is located at an entrance to the established South Woodlawn residential neighborhood. The One Year Plan's land use designation of LDR (Low Density Residential) is reflective of the surrounding area and is not the result of an error.

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. There have been no significant capital improvements in this area that would impact the land use designation for the subject property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that support an extension of the O (Office) land use designation into this residential neighborhood.

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

1. The Chapman Highway Corridor Study identifies the area where the subject property is located as being primarily residential.
2. There is no new information that points to the need for an Office land use designation at an entrance of the South Woodlawn Neighborhood.

Action:

Denied

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Deny the One Year Plan amendment to O (Office) because it encroaches into a residential neighborhood, and it does not meet any of the conditions warranting a change to the land use plan.

Date of Approval:

Date of Denial: 1/12/2023

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: