

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 1-B-21-PA Related File Number: 1-B-21-RZ
Application Filed: 8/15/2020 Date of Revision:
Applicant: TIM HOWELL

PROPERTY INFORMATION

General Location: South of Knott Avenue, west of Pilkay Road
Other Parcel Info.:
Tax ID Number: 107 D A 01801 OTHER: 107DJ003-007, & 107DJ013 **Jurisdiction:** City
Size of Tract: 2.05 acres
Accessibility: This property has frontage along Knott Avenue and Pilkay Road, both of which are classified as local roads. Knott Avenue terminates at Third Creek in front of this property. It has a pavement width of 16 feet inside a right-of-way that varies in width from 42 to 64 feet. Pilkay Road has a pavement width of approximately 15.5 ft inside a 33-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential) / SP (**Growth Policy Plan:** N/A
Neighborhood Context: Third Creek runs adjacent to this property and forms a natural barrier visually and physically from the property to the west. The rest of the surrounding neighborhood is single family residential homes with smaller lots averaging approximately 5,000 square feet.

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

Street: 0 Knott Avenue, 0 Pilkay Road, & 3415 Pilkay Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential) / SP (Stream Protection)

Requested Plan Category: HDR (High Density Residential) / SP (Stream 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: Michelle Portier

Staff Recomm. (Abbr.): Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

Staff Recomm. (Full):

Comments: This request is related to cases 1-A-21-RZ/1-A-21-PA/1-A-21-SP. The combined cases comprise roughly 4.5 acres on 2-1/2 blocks along the eastern boundary of Third Creek at the rear of Marble City neighborhood. The applicant is requesting RN-6 (Multi-Family Residential Neighborhood District) zoning with plan amendments to the HDR land use class for the Central City Sector Plan and the City's One Year Plan for all parcels associated with these requests.

The application lists up to 40 dwelling units per acre as the desired density for a development at this location. However, the City's zones do not follow prescribed density but utilize lot size, setbacks, and building height to set the size of development instead. Either calculation method results in a development that would only be supported by the HDR (High Density Residential) land use classification.

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 are no apparent errors in the plan that would warrant a plan amendment to the HDR land use classification.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant a plan amendment to the HDR land use classification.

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 changes to the development pattern or completion of public improvements that would warrant a plan amendment to the HDR land use classification.
2. The apartment complex to the west was developed in the early 2000s. And while it is adjacent on the map, it feels separate from the neighborhood housing the requested properties due to the stream and abundant vegetation that provide both a physical and visual barrier.
3. The parcel to the west with the apartment complex is designated as MDR (Medium Density Residential) in the Central City Sector Plan and the One Year Plan. MDR capped density at 24 du/ac in the city for the former zoning ordinance under which the complex to the west was developed. The applicant is requesting 40 du/ac, which is almost twice that of the density that was allowed in the MDR land use class. That complex was built out at a density of 10.25 du/ac, and its entrance is directly off of

Sutherland Avenue.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy triggers the need for a plan amendment to the HDR land use class.

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 to the HDR land use classification.

Action: Denied

Meeting Date: 7/8/2021

Details of Action:

Summary of Action:

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

Date of Approval:

Date of Denial: 7/8/2021

Postponements: 1/14/2021, 4/8/2021

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: