

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 1-C-23-PA **Related File Number:** 1-J-23-RZ
Application Filed: 11/14/2022 **Date of Revision:**
Applicant: MARIO ROSS

PROPERTY INFORMATION

General Location: South side of Linden Ave, east of Alice St, west of Lakeside St
Other Parcel Info.:
Tax ID Number: 82 D S 027.03,027.02,028 **Jurisdiction:** City
Size of Tract: 1.27 acres
Accessibility: Access is via Linden Ave, a local street with a 30-ft pavement width within a 48-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East City **Sector Plan Designation:** PP (Public Parks and Refuges)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This is an area with a mix of uses off the Magnolia Avenue corridor. Single family and multifamily dwellings abut offices and commercial properties.

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

Street: 3418 LINDEN AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No/ No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: PP (Public Parks and Refuges)
Requested Plan Category: MDR/O (Medium Density Residential/Office)

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.): Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it is more compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges) designation no longer applies.

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 The subject property's PP (Public Park and Refuges) classification in the One Year Plan is tied to an outdated Chilhowee Park plan from 1998 that recommended City acquisition of certain privately-owned properties to expand the park. The City acquired some of the slated properties and does not intend to pursue any further expansions. The current "Strategic Plan Recommendations for a Future Chilhowee Park & Exposition Center" (2019) does not include the subject property in its map boundaries.
2. The proposed MDR/O (Medium Density Residential/Office) land use designation is more compatible with the surrounding multifamily, office and commercial land uses in this area.

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 developments or capital improvements in this area as it pertains to the requested MDR/O designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes related to this plan amendment request.
2. While all potential land uses with a designation are considered, it is notable that the applicant intends to pursue a group home operation in the existing dwellings. The subject property's location is consistent with the One Year Plan's location criteria for MDR/O as well as the specific use criteria for group homes. The Plan states that group homes should be located within close proximity to shopping and transit service. The subject property is within walking distance of a service-oriented commercial node and several bus stops.

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 City has indicated that it does not plan to acquire additional properties along Linden Ave for the purpose of Chilhowee Park expansion. This new information warrants a plan amendment from PP to MDR/O, which is more consistent with current long-range plans and surrounding land uses.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it is more compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges) designation no longer applies.

Date of Approval: 1/12/2023

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: 2/7/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/21/2023

Other Ordinance Number References: O-34-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: