CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



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

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)

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is more Staff Recomm. (Abbr.):

compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges)

designation no longer applies.

Staff Recomm. (Full):

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of Comments:

these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The existing land use designation of PP (Public Park and Refuges) stems from a Chilhowee Park plan developed in the 1990s to expand the park boundaries. The subject property was included in a grouping of privately-owned lots being considered for City acquisition. The City did acquire several of

the properties in that group, but does not plan to pursue any additional lots.

2. Considering the subject property's location on the border between residences and commercial and office properties, the proposed MDR/O (Medium Density Residential/Office) plan amendment is an

appropriate designation that matches the character of surrounding land uses.

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

1. There are no significant capital improvements in this area that pertain to the proposed land use

classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The MDR/O designation would correct an error in the East City Sector Plan, since the basis for the

current PP designation is no longer relevant.

TRENDS IN DEVELOPMENT. POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

1. There is high demand for a variety of housing options in Knoxville. The proposed plan amendment

will support zoning districts that enable residential development to meet this need.

Action: Approved **Meeting Date:** 1/12/2023

Details of Action:

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is more **Summary of Action:**

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

O-33-2023 **Ordinance Number:** Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

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Amendments:	Amendments:
Amendments.	Amendments.

Date of Legislative Appeal: Effective Date of Ordinance:

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