

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-D-19-PA                      Related File Number: 1-I-19-RZ  
Application Filed: 12/3/2018              Date of Revision:  
Applicant: LOCKHART PROPERTIES

## PROPERTY INFORMATION

**General Location:** Northeast corner of Whittle Springs Rd. and White Oak Ln. intersection.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 E B 015                      **Jurisdiction:** City  
**Size of Tract:** 2.26 acres  
**Accessibility:** Accessed via Whittle Springs Rd., a minor arterial with 28' of right-of way and 20' of pavement and White Oak Lane, a minor collector with 50' of right-of-way and 28' of pavement.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family development                      **Density:** 20 du/ac.  
**Sector Plan:** East City                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Mixture of uses, including office, multi-family residential, and single family residential

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

**Street:** 0 Whittle Springs Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** 10-J-85-RZ

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** MDR (Medium Density Residential)

**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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE MDR (Medium Density Residential) as the One Year Plan land use designation.

Staff Recomm. (Full):

The property is located directly east of an existing HDR area and across the street from Whittle Springs Middle School. The site is served by Whittle Springs Rd. (minor arterial) , White Oak Ln. (minor collector) and by KAT (Knoxville Area Transit) - Route 90, Crosstown. The surrounding land use pattern and transportation network make this an ideal location for MDR uses.

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:

There are no known errors or omissions from the One Year Plan. The O and MDR land use designations often have similar impact on the surrounding areas and are often used interchangeably.

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:

The I-640 and Broadway interchange has been recently been redesigned, making it easier to access this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

The timing of the completion of the I-640/Broadway interchange was not anticipated during the plan update.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY Knoxville-Knox County Planning) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

There have been no new plans or studies available which reveals the need for the plan amendment.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE MDR (Medium Density Residential) as the One Year Plan land use designation.

Date of Approval:

1/10/2019

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: 2/12/2019

Date of Legislative Action, Second Reading: 2/26/2019

Ordinance Number:

Other Ordinance Number References: O-33-2019

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**