

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-D-21-SP                      Related File Number:  
Application Filed: 11/23/2020              Date of Revision:  
Applicant: BEN MULLINS OBO NANCY ZIEGLER

## PROPERTY INFORMATION

General Location: West of Piney Grove Church Rd. & north of Middlebrook Pk.  
Other Parcel Info.:  
Tax ID Number: 106 J A 026                      Jurisdiction: City  
Size of Tract: 1.5 acres  
Accessibility: Access is via Piney Grove Church Road, a major collector with a pavement width of 20 feet within a right-of-way width of 40 feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: Northwest County              Sector Plan Designation: MDR (Medium Density Residential)  
Growth Policy Plan: N/A  
Neighborhood Context: The area is primarily a mix of medium density, multi-family residential adjacent to the office and commercial corridor along Middlebrook Pike as it transistions to single family residential neighborhoods.

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

Street: 931 Piney Grove Church Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (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: MDR (Medium Density Residential)

**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:** Liz Albertson

**Staff Recomm. (Abbr.):** Approve MDR/O (Medium Density Residential/Office) because it is consistent with the surrounding development.

**Staff Recomm. (Full):**

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

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:**

1. The existing conditions of this area exist primarily of RN-5 zone district development types and densities. The area is designated as MDR (Medium Density Residential) as it is adjacent to the commercial/office corridor along Middlebrook Pike. MDR/O would allow consideration of the RN-5 zone district for this property which is surrounded by RN-5 primarily.

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

1. No new roads or additional utilities have been introduced in this area.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. There are no obvious or significant errors or omissions in the plan that would warrant amending the plan, however, the original sector plan, adopted in 2016 did not anticipate the 2020 action by City Council to remove the RN-5 zone from the MDR land classification table.

**TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:**

1. This area is within the City of Knoxville and the surrounding development consists largely of a mix of MDR (Medium Density Residential) uses.
2. No new trends in development warrant reconsideration of a change in the plan, however, a change to MDR/O to permit the dominant existing zone district in this area is warranted because of the change to the Land Use Classification table.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**Action:** Approved

**Meeting Date:** 1/14/2021

**Details of Action:**

**Summary of Action:** Approve MDR/O (Medium Density Residential/Office) because it is consistent with the surrounding development.

**Date of Approval:** 1/14/2021

**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:** 2/9/2021

**Date of Legislative Action, Second Reading:** 2/23/2021

**Ordinance Number:**

**Other Ordinance Number References:** O-31-2021

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**