

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-D-23-PA Related File Number: 1-N-23-RZ
Application Filed: 11/16/2022 Date of Revision:
Applicant: GREEN RIVER HOLDINGS/SCOTT SMITH

PROPERTY INFORMATION

General Location: North of Cross Park Dr, east of Cross Creek Rd
Other Parcel Info.:
Tax ID Number: 119 033.13 Jurisdiction: City
Size of Tract: 6 acres
Accessibility: Access is via Cross Park Dr, a major collector with a pavement width of 25-ft within a right-of-way width of 50-ft. Access is also via Cross Creek Road, a local street with a pavement width of 26-ft within a right-of-way width of 54-ft. Access is also via Eagle Brook Drive, a local street with a pavement width of 27-ft within a right-of-way width of 47-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office), SP (Stream Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This is a forested area is commercial/office node adjacent to I-40, adjacent to a residential neighborhood and the floodplain of Ten Mile Creek.

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

Street: 0 CROSS PARK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-H-2 (Highway Commercial)
Previous Requests:
Extension of Zone: No. Yes, C-H-2 zoning is across the street.
History of Zoning: 12-K-83-RZ: Denied, 2-G-86-RZ: PR to OA (Denied PC), 1-QQ-98-RZ: Annexed to O-1

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), SP (Stream Protection)

Requested Plan Category: CC (Community Commercial)

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 the One Year Plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.

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. Though there does not appear to be an error in the plan, this area also meets the location criteria for CC (Community Commercial) land use classification, and existing zoning in this district include C-H zoning and O zoning, both of which are recommended zone districts.
2. This area is also served by transit, which could support a mix of office, commercial and residential uses for 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. In 2015, the City of Knoxville completed a realignment of the stormwater system in this area, moving a ditch that bisected the property to run adjacent to the front of the property along Cross Park Drive.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. With the adoption of the new zoning ordinance and land use classification table, this area is generally in alignment with the recommended zones for the CC land use classification because of the mix of zone districts including C-H and O zoning. The existing O designation does not recognize the mix of C-H zoning that is also present in this O designated area.

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 that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for housing and this plan amendment could enable additional opportunities for additional residential development under the CC land use classification.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.

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-43-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: