

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-E-19-PA Related File Number: 1-J-19-RZ
Application Filed: 12/3/2018 Date of Revision:
Applicant: RBH GROUP

PROPERTY INFORMATION

General Location: Southwest corner of Atlantic Ave. and Coram St.
Other Parcel Info.:
Tax ID Number: 81 G E 016 Jurisdiction: City
Size of Tract: 0.2 acres
Accessibility: Access is via Atlantic Ave., a major collector, with a pavement width of 24 feet, within a right-of-way of 34 feet. This parcel also has access via Coram St., a local street, with a pavement width of 19 feet, within a right-of-way of 42 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Dwelling
Surrounding Land Use:
Proposed Use: Single Family Dwelling Density:
Sector Plan: Central City Sector Plan Designation: Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is a largely single family residential neighborhood abutting the industrial area around Heiskell Ave. and Central Ave.

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

Street: 148 Atlantic Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Previous Requests:
Extension of Zone: Extension of existing TDR
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: TDR (Traditional Neighborhood 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: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE TDR (Traditional Neighborhood Residential) as the One Year Plan land use designation.

Staff Recomm. (Full): This property is located adjacent on two sides of the lot to the Linwood neighborhood along Coram St and Atlantic Ave, which is currently designated as TDR as part of the one year plan. This property has an existing single family residential property that is used as a single family residential home. This request for TDR and the rezoning request to R-2/I-H1 would bring the land use plan designation and zoning in line with the existing use of the property.

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 - The One Year Plan created an error for this property by not including it in the TDR designation with the surrounding neighborhood.

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 - There are no major changes in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has not be a change in public policy since the adoption of the One Year Plan.

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 TDR (Traditional Neighborhood 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-30-2019

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: