

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-E-23-PA **Related File Number:** 1-O-23-RZ
Application Filed: 11/28/2022 **Date of Revision:**
Applicant: DESHONDA & ANTONIO MITCHELL

PROPERTY INFORMATION

General Location: North side of Money Pl, West side of Whittle Springs Rd
Other Parcel Info.:
Tax ID Number: 70 P K 020 **Jurisdiction:** City
Size of Tract: 9383 square feet
Accessibility: Access is via Money Place, a local street with a 20-ft pavement width within a 44-ft right-of-way. Access is also via Whittle Springs Road, a minor arterial street with a 28-ft pavement width within a 70-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:** NC (Neighborhood Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of detached single family homes on relatively small lots with a neighborhood-scale commercial node.

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

Street: 2337 MONEY PL
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial), IH (Infill Housing Overlay)
Former Zoning:
Requested Zoning: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)
Previous Requests:
Extension of Zone: Yes/Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use, and it is a minor extension the neighborhood's designation.

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. The NC (Neighborhood Commercial) land use designation does not reflect the long-standing use of the subject property as a single family residence. Granting the TDR (Traditional Residential Neighborhood) designation more accurately represents the use of the subject property, and it is a minor extension of this designation from the west.

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. The sidewalk along Whittle Springs Rd. was expanded in 2011, improving pedestrian safety and access from the subject property to the elementary school and public transit two blocks to the south.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that necessarily affect the One Year Plan's NC designation for this property.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. Local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of the TDR classification supports.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use, and it is a minor extension the neighborhood's designation.

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

Ordinance Number:

Other Ordinance Number References: O-40-2023

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: