

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 1-F-23-SP Related File Number:
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)
Previous Requests:
Extension of Zone: 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 plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use and it is a minor extension the broader neighborhood's designation.

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 property across Money Pl from the subject property was recently approved for a land use plan amendment from NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential). This applicant is requesting the same amendment, and granting it would bring the subject property into conformity with the rest of the residential land uses in this established neighborhood.

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

1. A sidewalk along Whittle Springs Rd was expanded south of the subject property in 2011, improving pedestrian access to an elementary school and a bus stop at the intersection of Whittle Springs Rd and Washington Pk. This capital improvement supports nearby residences, including the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. A single family detached dwelling has been maintained on the subject property since 1925. It does not appear to have ever operated as a retail or service-oriented commercial establishment, which is the intent of the NC (Neighborhood Commercial) land use classification. Since the property is a long-established and occupied residence, and residences are not a primary use in the NC classification, it is probable that consideration of the existing land use may have been omitted when it was designated NC.

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

1. There are no significant trends in this area that directly impact land use considerations for this property.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use and it is a minor extension the broader 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-39-2023

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: