

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### EAST CITY SECTOR PLAN AMENDMENT



**File Number:** 1-G-19-SP **Related File Number:**  
**Application Filed:** 12/3/2018 **Date of Revision:**  
**Applicant:** LOCKHART PROPERTIES

#### PROPERTY INFORMATION

**General Location:** Northeast corner of Whittle Springs Rd. and White Oak Ln. intersection.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 E B 015 **Jurisdiction:** City  
**Size of Tract:** 2.26 acres  
**Accessibility:** Accessed via Whittle Springs Rd., a minor arterial with 28' of right-of way and 20' of pavement and White Oak Lane, a minor collector with 50' of right-of-way and 28' of pavement.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family residential **Density:**  
**Sector Plan:** East City **Sector Plan Designation:** Office  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Mixture of uses, including office, multi-family residential, and single family residential

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

**Street:** 0 Whittle Springs Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** 10-J-85-RZ

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** MDR (Medium Density 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:** Jeff Archer

**Staff Recomm. (Abbr.):** ADOPT RESOLUTION # 1-G-19-SP, amending the East City Sector Plan to MDR (Medium Density Residential) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

**Staff Recomm. (Full):** Staff recommends MDR land use designation for this property. The property is located directly east of a HDR (High Density Residential) area and across the street from Whittle Springs Middle School. The site is served by an efficient transportation network that includes direct access to Whittle Springs Rd. (minor arterial), White Oak Ln. (minor collector) and by KAT (Knoxville Area Transit) - Route 90: Crosstown. The surrounding land use pattern and transportation network make this an ideal location for MDR uses.

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
There is a growing need to accommodate suitable areas for MDR uses as demand for multi-family housing continues to grow. This amendment to the East City Sector Plan locates MDR in an appropriate location given the surrounding land use and access to the transportation network.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:  
The I-640 and Broadway interchange has been recently been improved, making it easier to access this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: There are no known errors or omissions from the East City Sector Plan. The O and MDR land use designations often have similar impact on the surrounding areas and are often used interchangeably. In this location, Office or MDR would be appropriate land uses.

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

The population of the City continues to grow steadily. As this growth continues, plans needs to recognize areas that can accommodate MDR uses that fit into the surrounding area. This location is an ideal place for MDR uses given the surrounding land use patterns and existing transportation network.

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:

1. 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.
2. 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:** 1/10/2019

**Details of Action:**

**Summary of Action:** ADOPT RESOLUTION # 1-G-19-SP, amending the East City Sector Plan to MDR (Medium Density Residential) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).

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-32-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: