# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### **ONE YEAR PLAN AMENDMENT**



File Number:	1-H-21-PA	Related File Number:	1-K-21-RZ
Application Filed:	12/2/2020	Date of Revision:	12/15/2020
Applicant:	SETH KEHNE		

PROPERTY INFORMATION			
General Location:	West side of Jackson Rd., at intersection	n of Lucerne Ln.	
Other Parcel Info.:			
Tax ID Number:	92 L C 018 (PART OF)	Jurisdiction: City	
Size of Tract:	4 acres		
Accessibility:	Access is via Jackson Road, a minor co width of 60 feet.	llector, with a pavement width of 20 feet within a right-of-way	

GENERAL LAND USE INFORMATION				
Existing Land Use:	Agriculture/forestry/v	acant		
Surrounding Land Use:				
Proposed Use:			Density:	
Sector Plan:	Northwest County	Sector Plan Designation:	LDR (Low Density Residential)	
Growth Policy Plan:	Within City limits			
Neighborhood Context:	This area is a mix of commerical and industrial uses along the railroad light and near the intersection with Amherst Road and Jackson Road. Multi-family and single family neighborhoods are adjacent to the north and west and east of this area. This area is also characterized by forested steep slopes.			

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

Street:

0 Jackson Rd.

Location:

**Proposed Street Name:** 

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)		
Former Zoning:			
Requested Zoning:	I-G (General Industrial) / HP (Hillside Protection)		
Previous Requests:	1-R-95-RZ, 1-F-95-PA, 4-98-PA		
Extension of Zone:	Yes - LI is adjacent to the west and south.		
History of Zoning:	4-F-98-PA: MU to LI Denied; 1-F-95-PA: MU to LI Denied; 9-J-81-RZ: R-1 to C-6 & I-3 Denied		

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) / HP (Hillside Protection)

## 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 COMM	ISSION ACTION AND DIS	POSITION	
Planner In Charge:	Liz Albertson			
Staff Recomm. (Abbr.):	Approve LI (Light Industrial) / HP (Hillside Protection) since it is a minor extension and consistent with adjacent development.			tent with
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. There does not appear to be an error in the plan. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUB IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:			
	<ol> <li>There are no new trends in development or public improvements that would warrant a plan amendment. However, this represents a minor extension and allows the applicant to construct an additional small structure associated with their existing industrial operations.</li> <li>The adjacent property has existing access that would likely be used to accommodate this expansion of operations.</li> <li>A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:         <ol> <li>The HP zoning overlay on this property recommends a reduction in land disturbance during the development of this property, see the attached Slope Analysis for 1-K-21-RZ / 1-H-21-PA / 1-H-21-SP.</li> <li>NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:</li> </ol> </li> </ol>			t an
	1. No new information has become available to reveal the need for a plan amendment.			
Action:	Approved		Meeting Date: 1/14/2021	
Details of Action:				
Summary of Action:	Approve LI (Light Industr adjacent development.	al) / HP (Hillside Protection) since	it is a minor extension and consis	tent with
Date of Approval:	1/14/2021 Dat	e of Denial:	Postponements:	
Date of Withdrawal:	Wit	ndrawn prior to publication?:	Action Appealed?:	

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	2/9/2021	Date of Legislative Action, Second Reading: 2/23/2021	
Ordinance Number:		Other Ordinance Number References:	O-29-2021
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: