

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 1-I-19-RZ **Related File Number:** 1-D-19-PA
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.
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:** 20 du/ac.
Sector Plan: North 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: Yes
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.): RECOMMEND that City Council APPROVE RP-1 (Planned Residential) up to 20 du/ac.

Staff Recomm. (Full): Staff recommends RP-1 zoning for this property, consistent with the recommended amendments to the One Year Plan (1-D-19-PA) and East City Sector Plan (1-G-19-SP). The area is located directly east of R-3 (High Density Residential) and across the street from Whittle Springs Middle School. The site is served by Whittle Springs Rd. (minor arterial), White Oak Ln. (minor collector) and by KAT (Knoxville Area Transit) - Route 90: Crosstown.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

The I-640 and Broadway interchange has been recently improved, making it easier to access this area. The Broadway Corridor and adjacent neighborhoods have seen reinvestments in commercial buildings and housing. These areas often need zoning that allows developments flexibility in regulations that permit future houses to fit into the surrounding area. RP-1 zoning allows this flexibility to design in a manner that fits into the surrounding area and neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

RP-1 zoning is "intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment." The location of this RP-1 meets the intent of the zoning district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY/COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

The proposed amendment is located along Whittle Springs Rd. and White Oak Lane and is served by KAT (Knoxville Area Transit) crosstown bus route. As a result of the surrounding transportation network, water and sewer availability, the development will not have an adverse impact on the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

Provided the One Year Plan amendment (1-D-19-PA) and East City Sector Plan amendment (1-G-19-SP) are amended, the zoning application will not conflict with adopted plans.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE RP-1 (Planned Residential) up to 20 du/ac.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/26/2019

Other Ordinance Number References: O-34-2019

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: