

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-A-19-PA Related File Number: 10-A-19-RZ
Application Filed: 6/20/2019 Date of Revision:
Applicant: CHRISTINE DUNCAN

PROPERTY INFORMATION

General Location: Northwest of Buick Street off of Richmond Avenue
Other Parcel Info.:
Tax ID Number: 94 H A 00602 **Jurisdiction:** City
Size of Tract: 1.14 acres
Accessibility: The property will be accessed off of Buick Street, a local road with a pavement width of 14 feet and a right-of-way width of 35 feet. Warrick Avenue is an undeveloped right-of-way that will not be utilized for this development.

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped parcel
Surrounding Land Use:
Proposed Use: 4 additional cottages at 640sf each to add to Richmond Orchard **Density:** 4.2 du/ac
(application states 2 but applicant has since amended their request).
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in an area that is predominantly single-family residential on small lots of approximately 0.1 to 0.2 acres. There is a range of commercial uses fronting Western Avenue, which lies to the north.

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

Street: 0 Warrick Avenue
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: N/A
Extension of Zone: Yes, TDR is adjacent to the east
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

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: Michelle Portier

Staff Recomm. (Abbr.): Approve the TDR (Traditional Neighborhood Residential) designation.

Staff Recomm. (Full): Staff recommends approval of TDR as the One-Year Plan designation, since it would be a minor extension of the existing TDR designation and is compatible with the surrounding development.

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 are no apparent errors in the plan.

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 Richmond Orchard development is nearing completion. The rezoning of that property was approved by City Council in April, 2017 and the Use on Review was approved by the Planning Commission in April, 2017. The development is an 11-unit small house community with homes of 582 square feet each.
2. TDR land use is more compatible adjacent to residential uses than Light Industrial (LI). Now that the owner is ready to develop this parcel, her request to amend the sector plan to TDR allows for more compatible uses side by side.
3. If this rezoning request is approved, the property will be enfolded into the Richmond Orchard development and developed with the same density.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

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

1. No new information has become available to reveal the need for a plan amendment.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved TDR as the One-Year Plan designation, since it would be a minor extension of the existing TDR designation and is compatible with the surrounding development.

Date of Approval: 10/10/2019

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: 11/5/2019

Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number:

Other Ordinance Number References: O-151-2019

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: