

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 10-A-19-SP **Related File Number:**
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.: Property is located in the Hillside & Ridgetop Protection area
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.): Adopt Resolution #10-A-19-SP, amending this parcel in the Central City Sector Plan map to the TDR (Traditional Neighborhood Residential) designation.

Staff Recomm. (Full): Staff recommends adoption of resolution #10-A-19-SP, amending this parcel in the Central City Sector Plan map to the TDR (Traditional Neighborhood Residential) designation since it would be a minor extension of the existing TDR designation and is compatible with the surrounding development.

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 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.
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, their request to amend the sector plan to TDR allows for more compatible uses side by side.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. The Richmond Orchard development is nearing completion. The development is an 11-unit small house community with homes of 582 square feet each.
2. If this rezoning request is approved, it will be enfolded into the Richmond Orchard development and developed with the same density.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved adoption of resolution #10-A-19-SP, amending this parcel in the Central City Sector Plan map to the TDR (Traditional Neighborhood Residential) 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-149-2019

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: