

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-A-21-PA Related File Number: 8-L-21-RZ

Application Filed: 7/13/2021 Date of Revision:

Applicant: HARPER PROPERTIES, L.P.

PROPERTY INFORMATION

General Location: Western end of Anderson Drive, south of Kingston Pike, west of S. Northshore Drive

Other Parcel Info.:

Tax ID Number: 121 A B 013 Jurisdiction: City

Size of Tract: 3.2 acres

Accessibility: Access is from Anderson Road, a local road with a 24-ft pavement width within a 36.5-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shown as office on the map, but is a surface parking lot

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: West City Sector Plan Designation: O (Office)

Growth Policy Plan: N/A (Inside City Limits)

Neighborhood Context: This parcel is at the western end of Anderson Road just south of Kingston Pike and west of S Northshore Drive. The area consists of various commercial, office, and institutional properties. Central Baptist Church and Cemetery are to the north.

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

Street: 6238 Anderson Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-H (Heavy Industrial)

Former Zoning:

Requested Zoning: C-G-1 (General Commercial)

Previous Requests:

Extension of Zone: GC land use is adjacent to the west; C-G-2 zoning is adjacent to the east

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: GC (General Commercial)

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 One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of that land use class and is compatible with development in the area.

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 are no apparent errors in the plan that would warrant amending 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 area north of the railroad tracks has developed with a mix of commercial, office, and multifamily uses. The current I-H (Heavy Industrial) zoning is not in character with surrounding uses, nor is it in compliance with the One Year Plan or West City Sector Plan. Amending the land use plan would allow extension of C-G zoning, which would bring the One Year Plan and zoning into alignment.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a 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: 10/14/2021

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of that land use class and is compatible with development in the area.

Date of Approval: 10/14/2021

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: 12/14/2021

Date of Legislative Action, Second Reading: 1/11/2022

Ordinance Number:

Other Ordinance Number References: O-2-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: