

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT



File Number: 10-A-21-SP Related File Number:
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:
Previous Requests:
Extension of Zone: GC land use is adjacent to the west
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 West City Sector 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: 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 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.

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.

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

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the West City Sector 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-1-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: