

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-A-22-PA                      Related File Number: 10-A-22-RZ  
Application Filed: 7/18/2022                      Date of Revision:  
Applicant: TAYLOR D. FORRESTER

## PROPERTY INFORMATION

General Location: South of Deane Hill Dr, Northwest of Anderson Dr.  
Other Parcel Info.:  
Tax ID Number: 121 A B 009                      Jurisdiction: City  
Size of Tract: 0.57 acres  
Accessibility: Access is via Deane Hill Dr., a major collector street with 24-ft of pavement width within 50-ft of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan: West City                      Sector Plan Designation: O (Office)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area is primarily a mix of office and commercial uses within the Kingston Pike corridor area and adjacent to a church.

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

Street: 6318 DEANE HILL DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: O (Office)  
Former Zoning:  
Requested Zoning: C-G-1 (General Commercial)  
Previous Requests:  
Extension of Zone: Yes, GC and C-G is adjacent.  
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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the one year plan amendment to GC (General Commercial) because it is a minor extension of an existing commercial corridor.

**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. Although there is not an obvious error in the plan, this area is adjacent to the mostly commercial corridor along Kingston Pike and this parcel abuts the GC (General Commercial) designation on the north, west and south sides of the property.

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. In December of 2021, the GC designation of the One Year Plan was extended along the southern boundary of this parcel to recognize the existing mix of commercial, office and multi-family uses in the area. This parcel connects that GC extension to Deane Hill Drive.  
2. Currently, nearby TDOT improvements along the intersection with Kingston Pike and Northshore Drive are in the design phase.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that necessarily affect the GC designation for this property in the One Year Plan.

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

1. There are no new plans or studies produced by this agency that directly relate to the proposed One Year Plan amendment.

**Action:** Approved

**Meeting Date:** 10/6/2022

**Details of Action:**

**Summary of Action:** Approve the one year plan amendment to GC (General Commercial) because it is a minor extension of an existing commercial corridor.

**Date of Approval:** 10/6/2022

**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:** 11/1/2022

**Date of Legislative Action, Second Reading:** 11/15/2022

**Ordinance Number:**

**Other Ordinance Number References:** O-157-2022

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**