

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT



File Number: 10-A-22-SP Related File Number:
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
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 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: Liz Albertson

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

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

1. Currently, nearby TDOT improvements along the intersection with Kingston Pike and Northshore Drive are in the design phase.

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. This area is a mix of commercial, office and multifamily uses. This rezoning provides a connection to Deane Hill Road, a major collector, from an area that was recently rezoned to C-G-1.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to GC (General Commercial) because it is a minor extension of the existing commercial area.

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-156-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: