

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-A-23-PA      Related File Number: 10-A-23-RZ  
Application Filed: 8/8/2023      Date of Revision:  
Applicant: AMY SHERRILL

## PROPERTY INFORMATION

General Location: Southeast side of Sylvia Dr, east of Central Avenue Pike  
Other Parcel Info.:  
Tax ID Number: 68 L G 039      Jurisdiction: City  
Size of Tract: 0.59 acres  
Accessibility: Access is via Sylvia Drive, a local street with a 24-ft pavement width within a 45-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use:      Density:  
Sector Plan: North City      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area has a mix of apartments and single family residences that are bordered by commercial properties to the west along Central Avenue Pike, and industrial uses to the east across Fennel Road.

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

Street: 114 SYLVIA DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)  
Former Zoning:  
Requested Zoning: RN-5 (General Residential Neighborhood)  
Previous Requests:  
Extension of Zone: It is an extension of the zoning, but not the land use classification.  
History of Zoning: This property was included in a 2013 governmental rezoning of the broader neighborhood from R-2 (General Residential) to R-1 (Low Density Residential) and R-1A (Low Density Residential). (11-F-13-RZ)

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR/O (Medium Density Residential/Office)

**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 the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding development and provides a transition between land use intensities.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area has consistently included a diverse range of land uses and intensities since the 1960s. Single-family residences and low-rise apartments abut commercial, office and light industrial properties.
2. The subject property currently has a single-family house on it, and was joined by two other houses to the west until they were demolished circa 2007. These now-vacant properties have a GC (General Commercial) land use classification, and the other side of the subject property is designated MDR (Medium Density Residential) with a long-established multifamily development.
3. The subject property's location between the GC and MDR classifications make MDR/O (Medium Density Residential/Office) a logical transition between land use intensities.
4. It is also noteworthy that the Inskip Small Area Plan, adopted in 2011, resulted in a mixed-use special district that calls for medium density residential and office land uses being located directly across the street from the subject parcel. The proposed One Year Plan amendment is consistent with surrounding development and the small area plan for this region.

AN ERROR IN THE PLAN:

1. The current land use classification of LDR (Low Density Residential) is reflective of the existing house on the subject parcel, but it is isolated in its placement between commercial and multifamily uses. The proposed MDR/O designation is an appropriate consideration in this context.

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. While there have not been major facility improvements or changes to the development pattern in recent times, there are numerous amenities that support a more intensive residential and office land use at this location. These include close proximity to the elementary school, public parks, a community center and a KAT bus stop.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes to public policy that directly relate to the proposed 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. Knoxville is currently encountering high demand for a variety of housing opportunities. The proposed MDR/O land use classification permits consideration of denser residential zoning districts that can support housing needs of the City's growing population.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use

classification because it is consistent with surrounding development and provides a transition between land use intensities.

**Date of Approval:** 10/5/2023      **Date of Denial:**      **Postponements:**  
**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

<b>Legislative Body:</b>	Knoxville City Council	<b>Date of Legislative Action, Second Reading:</b>	12/12/2023
<b>Date of Legislative Action:</b>	11/28/2023	<b>Other Ordinance Number References:</b>	O-168-2023
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>	Approved
<b>Disposition of Case:</b>	Approved	<b>If "Other":</b>	
<b>If "Other":</b>		<b>Amendments:</b>	
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>	
<b>Date of Legislative Appeal:</b>			