

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-A-23-SP **Related File Number:**
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 neighborhood has a mix of apartments and single family residences, and it is 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: No, it is not an extension of 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 sector 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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (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 about 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 around 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 sector plan amendment is consistent with surrounding development and local land use plans developed after the sector plan's adoption.

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

1. The subject property is 350 ft from Central Avenue Pike, a minor arterial street served by transit.
2. In this urbanized area, there should be ample infrastructure capacity for more residential or office development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

1. The property's close proximity to a service-oriented commercial corridor, transit, and amenities like the Inskip Elementary School, the Inskip-Norwood Community Center and the Inskip Ballfields make it a prime location for residential development to help meet local housing needs.

Action: Approved Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the sector 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

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/28/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 12/12/2023

Other Ordinance Number References: O-167-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: