

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-B-21-PA      Related File Number: 10-A-21-RZ  
Application Filed: 8/5/2021      Date of Revision:  
Applicant: LEN JOHNSON

## PROPERTY INFORMATION

**General Location:** South side of Sevierville Pike, southwest of intersection of Sevier Avenue and Lancaster Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 109 K C 002      **Jurisdiction:** City  
**Size of Tract:** 6650 square feet  
**Accessibility:** Access is via Sevierville Pike, a major collector, with a pavement width of 28-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** South City      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:**  
**Neighborhood Context:** This is a neighborhood commercial node with surrounding single family and multi-family residential uses extending around the commercially zoned areas.

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

**Street:** 3613 Sevierville Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes, NC and C-N is adjacent to the east at the intersection of Sevierville Pike and Lancaster Drive.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** NC (Neighborhood 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 One Year Plan amendment to NC (Neighborhood Commercial) because it is a minor extension of an existing neighborhood commercial node.

Staff Recomm. (Full):

Comments:

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

AN ERROR IN THE PLAN:

1. This minor extension of the Neighborhood Commercial land use classification at this intersection squares up the node on the One Year Plan map.

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. The sidewalk and trail network has grown significantly in the last decade in South Knoxville, with additional improvements in the park system also anticipated with the creation of the Urban Wilderness Gateway Park within 1/4 mile of this intersection.  
2. Additional sidewalk improvements are planned along Lancaster Drive.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment, However, there is a growing trend in development to provide for walkable neighborhood commercial uses both nationwide and in Knoxville.

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

1. No new information has become available to reveal the need for a plan amendment.

Action:

Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to NC (Neighborhood Commercial) because it is a minor extension of an existing neighborhood commercial node.

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: 11/16/2021

Date of Legislative Action, Second Reading: 11/30/2021

Ordinance Number:

Other Ordinance Number References: O-126-2021

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**