

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 10-B-21-SP

Related File Number: 10-A-21-RZ

Application Filed: 7/30/2021

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: No 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 South City Sector Plan amendment for NC (Neighborhood Commercial) land use classification because it is a minor extension of an existing neighborhood commercial node.

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 is serviced by sidewalks, and the pedestrian facility network is continuing to grow. Sidewalk improvements are proposed with a bid date of spring 2022 for Lancaster Drive from Sevierville Pike to Tilson Street, which will eventually connect this area to the Baker Creek Preserve.
2. This area is becoming more walkable, particularly as the Urban Wilderness Gateway Park is built out which lies within a 1/4 mile of the neighborhood commercial node.

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

1. This node is well served by utilities and roads. It is on the KAT bus route 40 and within a 1/4 mile of a park and the extensive and growing trail network of the Urban Wilderness.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error in the plan, however, the NC land use classification could have been extended to this parcel to square up the commercial node at this location.

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

1. The population of Knoxville continues to grow, as does the demand for walkable neighborhood commercial uses. These are particularly warranted at the intersection of collector roads where there are existing commercial uses that are central to the neighborhood, accessible by transit and sidewalks.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action:

Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the South City Sector Plan amendment for NC (Neighborhood Commercial) land use classification 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-135-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: