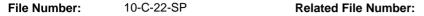
# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### SOUTH CITY SECTOR PLAN AMENDMENT



Application Filed: 8/19/2022 Date of Revision:

Applicant: CITY OF KNOXVILLE



## PROPERTY INFORMATION

**General Location:** North side of Hillwood Dr, west of Island Home Ave, east of Dexter Ln

Other Parcel Info.:

Tax ID Number: 95 O D 020 Jurisdiction: City

Size of Tract: 0.66 acres

Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width

of 60-ft.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: South City Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This area is primarily vacant, forested and previously disturbed areas between multifamily, office and

single family residential uses in the South Waterfront area.

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

Street: 0 HILLWOOD DR

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: SW-2 (South Waterfront), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

**Previous Requests:** 

**Extension of Zone:** No, but MDR is adjacent.

**History of Zoning:** None noted.

# PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD SC-1 (Mixed Use Special District, South Waterfront), HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

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## 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 MDR/O (Medium Density Residential/Office) and HP (Hillside

Protection) because is consistent with adjacent development.

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 2008 amd 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.

2. There have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.

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

1. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision plan. The parcel aligns more with Hillwood Avenue than the South Waterfront area and is across the railroad tracks from the parcels that front on Island Home Avenue.

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

- 1. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.
- 2. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a RN-5 zoning could enable.

Action: Approved Meeting Date: 11/10/2022

**Details of Action:** 

Summary of Action: Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside

Protection) because is consistent with adjacent development.

Date of Approval: 11/10/2022 Date of Denial: Postponements: 10/6/2022

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/13/2022 Date of Legislative Action, Second Reading: 1/10/2023

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Ordinance Number: Other Ordinance Number References: O-6-2023

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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