CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-C-23-PA Related File Number: 10-D-23-RZ

Application Filed: 8/18/2023 Date of Revision:

Applicant: JUAN HERNANDEZ



PROPERTY INFORMATION

General Location: Southeast side of Ernestine Dr, west of Irola St

Other Parcel Info.:

Tax ID Number: 59 K B 01501 Jurisdiction: City

Size of Tract: 12891 square feet

Access is via Ernestine Drive, a local street with a 15-ft pavement widtih within a 40-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: MU-RC (Mixed Use Regional Center), HP (Hillside

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

Neighborhood Context: This neighborhood is comprised of a mix of single family residential and small-scale commercial and

office uses north of I-640. There is a multifamily development nearby to the northeast, and to the east

there are large commercial and industrial properties, including a new Amazon warehouse.

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

Street: 4600 ERNESTINE DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: No, this is not an extension of the plan designation or zoning.

History of Zoning: In 1981, this property was included in a rezoning request from RB (General Residential) to CA

(General Business), but PC (Planned Commercial) was approved per staff recommendation.(8-K-81-RZ). The property was later rezoned to C-6 (General Commercial Park) following annexation. In 2020, the property was designated as RN-1 (Single Family Residential Neighborhood) with the adoption of

the current zoning ordinance.

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PLAN INFORMATION (where applicable)

Current Plan Category: MU-RC (Mixed Use Regional Center), HP (Hillside Protection)

Requested Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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 LDR (Low Density Residential) land use classification

because it is more consistent with surrounding development and zoning. The HP (Hillside Protection)

will be retained.

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. When the City of Knoxville adopted a new zoning ordinance in 2020, the subject property and surrounding neighborhood were redisngated from the C-6 (General Commercial Park) district to the RN-1 (Single Family Residential Neighborhood) district, which more accurately reflects existing development.
- 2. The One Year Plan's land use classification for this area is MU-RC (Mixed Use Regional Center), which is the highest intensity mixed use center designation. MU-RC does not align with the uses permitted following the City zoning update. The proposed LDR (Low Density Residential) land use classification is more consistent with surrounding residential development and permitted uses.

AN ERROR IN THE PLAN:

1. It appears to be an oversight that this residential community was included in a broader MU-RC designated area to the east. The eastern properties are appropriate locations for more intense commercial uses, but this neighborhood is not suitable for MU-RC. The subject property is on a deadend street that is narrow and winding, and the neighborhood is in the HP (Hillside Protection) area with steep slopes. The proposed LDR land use classification is more consistent with these conditions and existing development.

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. There have been no significant public improvements to this area, which supports decreasing the land use intensity to LDR.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes specific 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. There are no plans or studies relevant to the requested land use change.

Action: Approved Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the LDR (Low Density Residential) land use classification

because it is more consistent with surrounding development and zoning. The HP (Hillside Protection)

will be retained.

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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: 11/14/2023 Date of Legislative Action, Second Reading: 11/28/2023

Ordinance Number: Other Ordinance Number References: O-161-2023

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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