

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-C-23-SP Related File Number:
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
Accessibility: Access is via Ernestine Drive, a local street with a 15-ft pavement width 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.
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.

Details of Action:

Summary of Action: Approve the sector 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.

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Withdrawn prior to publication?: **Action Appealed?:**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-160-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: