# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTH CITY SECTOR PLAN AMENDMENT



**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.

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 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

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. The subject property is part of a small, hilly residential neighborhood that has experienced commercial encroachment. In 2019, a nearby single-family residential lot at 4619 Valley View Drive was redeveloped as an HVAC contractor yard. This use was permitted by right at the time because the neighborhood was in the C-6 (General Commercial Park) zoning district. With the adoption of the new zoning ordinance in 2020, this area was downzoned to the RN-1 (Single Family Residential Neighborhood) district, which does not permit most commercial uses.
- 2. The North City Sector 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 new zoning designation following the adoption of the current zoning ordinance. The proposed LDR (Low Density Residential) land use classification is more consistent with surrounding residential development and zoning.

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

1. Roads in this area are narrow and steep. There have not been apparent street or utility improvements in the neighborhood, which supports the request for a less intensive land use classification.

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

- 1. The sector plan designates many properties MU-RC that surround a large LI (Light Industrial) designated campus where an Amazon warehouse was recently developed. In most instances, these properties are appropriate locations for more intense commercial uses. However, the subject property and the surrounding neighborhood are at the edge of this district and do not meet the location criteria for MU-RC. Such criteria include being a flat site with less than 10 percent slopes, being served by sidewalks and being off a major arterial street or interstate highway. This area is in the HP (Hillside Protection) overlay, it does not have sidewalks and, while it is near I-640, it is not accessible via the highway or a major arterial street.
- 2. The subject property's proposed LDR designation is more consistent with surrounding development and environmental conditions, and is less likely to have negative impacts on adjacent residents.

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

1. This is an established single-family neighborhood, which warrants reconsideration of a land use classification that permits intensive commercial zoning.

Action: Approved Meeting Date: 10/5/2023

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**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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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