

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-D-19-SP **Related File Number:**
Application Filed: 8/15/2019 **Date of Revision:**
Applicant: MICHAEL B. COLLINGWOOD

PROPERTY INFORMATION

General Location: One block south of Tazewell Pike on the north side of Forestal Drive, southwest of Rochat Road
Other Parcel Info.:
Tax ID Number: 58 L E 017 **Jurisdiction:** City
Size of Tract: 0.13 acres
Accessibility: Forestal Drive is a local road with a 15-foot pavement width and a right-of-way width that ranges from 35 to 38 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Office for video production company **Density:** n/a
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This street consists of small lot (0.2 ac. is typical) single-family residential dwellings, condos next door and southwest across the street, and a cemetery at the street's terminus 534 feet to the east. Tazewell Pike wraps around this neighborhood to the east and north, and is lined by commercial developments on both sides.

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

Street: 429 Forestal Drive
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted for this property
Extension of Zone: Yes, the Office designation is adjacent to the north and west
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

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: Michelle Portier

Staff Recomm. (Abbr.): Adopt Resolution #10-D-19-SP, amending this parcel in the North City Sector Plan map to the O (Office) designation.

Staff Recomm. (Full): Staff recommends adoption of resolution #10-D-19-SP, amending this parcel in the North City Sector Plan map to the O (Office) designation since it would be a minor extension of the existing O designation.

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. There have been no changes to conditions to warrant amending the land use plan.

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

- 1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

- 1. Forestal Drive has developed with mixed residential uses, including multifamily and condominiums. There is a cemetery 535 feet to the east, and Tazewell Pike 1,640 feet to the west. A small office use should not create any detrimental impacts on the adjacent uses.

Action: Approved Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved O (Office) as the One-Year Plan designation, since it would be a minor extension of the existing Office designation and is compatible with surrounding uses.

Date of Approval: 10/10/2019 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: 11/5/2019 Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number: Other Ordinance Number References: O-152-2019

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: