CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-D-22-PA Related File Number: 10-H-22-RZ

Application Filed: 8/22/2022 Date of Revision:

Applicant: PARKER BARTHOLOMEW

Planning

PROPERTY INFORMATION

General Location: East side of Whittle Springs Rd, south of Money Pl

Other Parcel Info.:

Tax ID Number: 70 P J 017.01 Jurisdiction: City

Size of Tract: 14453 square feet

Accessibility: Access is via Whittle Springs Rd, a minor arterial street with a 30-ft pavement width within a 70-ft right-

of-way. Access is also via Money PI, a local street with a 20-ft pavement width within a 45-ft right-of-

way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: East City Sector Plan Designation: NC (Neighborhood Commercial)

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

Neighborhood Context: This area is comprised of detached homes on relatively small lots with a neighborhood-scale

commercial corridor.

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

Street: 2721 WHITTLE SPRINGS RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial), IH (Infill Housing Overlay)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)

Previous Requests:

Extension of Zone: Yes/ No
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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Requested Plan Category: TDR (Traditional Neighborhood Residential)

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

Jessie Hillman Planner In Charge:

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because of

public improvements in the area and new information on housing trends.

Staff Recomm. (Full):

ONE YEAR PLAN AMENDMENT REQUIREMENTS: **Comments:**

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any

one of these.)

AN ERROR IN THE PLAN:

1. The NC (Neighborhood Commercial) land use designation is not the result of an error in the One Year Plan. The subject property is currently cleared, but it had a commercial building on it until

approximately 2011.

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. The sidewalk along Whittle Springs Rd. was expanded in 2011, improving safety and access from

the subject property to the elementary school a block away.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that necessarily affect the NC designation for this property in

the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX

COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN

AMENDMENT:

1. Local data sources and national data trends note an increased demand for a range of housing

opportunities, which an expansion of the TDR (Traditional Neighborhood Residential) land use could

enable.

Action: Approved Meeting Date: 10/6/2022

Details of Action:

Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because of **Summary of Action:**

public improvements in the area and new information on housing trends.

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

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/1/2022 Date of Legislative Action, Second Reading: 11/15/2022

Ordinance Number: Other Ordinance Number References: O-151-2022

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

If "Other":

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If "Other":

Amendments:		

Date of Legislative Appeal:

Effective Date of Ordinance:

Amendments:

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