

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 10-E-21-PA **Related File Number:** 10-L-21-RZ
Application Filed: 8/18/2021 **Date of Revision:**
Applicant: J A MURPHY GROUP, LLC

PROPERTY INFORMATION

General Location: North side of Deane Hill Drive, south of Kingston Pike, east of Lockett Road
Other Parcel Info.:
Tax ID Number: 121 A C 01202 & 013 **Jurisdiction:** City
Size of Tract: 4.84 acres
Accessibility: Access is off of Deane Hill Drive, a major collector with a 20-ft pavement width inside a right-of-way that varies in width from 50 to 57 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential and transportation/communications/utilities
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** O (Office)
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: This property is in an area that contains a mix of uses. Along this stretch of Deane Hill Drive, there are commercial, office, multifamily, and single family uses. This parcel is one of the last remaining single family parcels on the street. This property is near Deane Hill Drive's intersection with Kingston Pike.

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

Street: 6505 Deane Hill Drive & 0 Kingston Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: RN-5 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: MDR/O (Medium Density Residential/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.): Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.

Staff Recomm. (Full):

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending the plan.

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 has been no change in the development pattern that would trigger the need for a plan amendment.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a 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 is an increased demand for housing, particularly in areas served by transit and near employment opportunities. There is a KAT stop due north on Kingston Pike, which is a commercial corridor.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.

Date of Approval: 10/14/2021

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: 11/16/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/30/2021

Other Ordinance Number References: O-145-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: