

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 10-E-22-SP **Related File Number:**
Application Filed: 8/22/2022 **Date of Revision:**
Applicant: PARKER BARTHOLOMEW

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 Pl, 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)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)

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

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to TDR (Traditional Neighborhood Residential) because it is consistent with surrounding development.

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. There are no substantial changes of conditions that directly impact the land use plan for this property, but ongoing demand for affordable housing near walkable amenities warrants consideration of a land use designation that supports residential urban infill.

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

1. The modest expansion of a sidewalk along the block shared by the subject property on Whittle Springs Rd. improves pedestrian connectivity to the local elementary school, the bus line and nearby businesses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no significant error in the plan, though the property across the street is a long-established single family residence even though it is designated as NC (Neighborhood Commercial). The only commercial property along Money Pl. is the subject property, and the TDR (Traditional Neighborhood Residential) designation would support better alignment with that residential character.

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

1. There are no significant trends in development, population or traffic in this area that directly impact plan considerations for this property.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to TDR (Traditional Neighborhood Residential) because it is consistent with surrounding development.

Date of Approval: 10/6/2022

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: 11/1/2022

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

Ordinance Number:

Other Ordinance Number References: O-150-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: