# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-F-22-PA Related File Number: 10-K-22-RZ

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

Applicant: R. BENTLEY MARLOW



# PROPERTY INFORMATION

General Location: North side of University Ave, east of Boyd St, west of Fifth Ave

Other Parcel Info.:

Tax ID Number: 94 F Q 009 Jurisdiction: City

Size of Tract: 7119 square feet

Access ibility: Access is via University Avenue, a major collector street with a 28-ft pavement width within a 66-ft right-

of-way.

### **GENERAL LAND USE INFORMATION**

Existing Land Use: Agriculture/Forestry/Vacant Land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: TDR (Traditional Neighborhood Residential)

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

**Neighborhood Context:** This area is a single family residential neighborhood with a modest commercial node.

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

Street: 1101 UNIVERSITY AVE

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: C-N (Neighborhood Commercial)

**Previous Requests:** 

Extension of Zone: No/ No

History of Zoning: None noted

# PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category: NC (Neighborhood Commercial)

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# 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.): Deny the One Year Plan amendment to NC (Neighborhood Commercial) because it does not meet the

criteria for a One Year Plan amendment.

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. The subject property had a single family residence on it until approximately 2010, and it meets the location criteria for its current TDR (Traditional Neighborhood Residential) land use designation. There is no error in the One Year Plan with regards to this property.

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 have been no significant changes in development patterns or capital improvement projects in this area that warrant reconsideration of the One Year Plan's approach to the subject property.

#### A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that directly impact the plan's land use designation.

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 options. The TDR designation recommends residential zoning up to RN-4 (General Residential Neighborhood), which would permit a range of housing development options on this property. An NC (Neighborhood Commercial) designation is not necessary in order to increase density on the subject lot.

2. The One Year Plan recommends a clustered NC node to the northeast of the subject property that would serve surrounding residences without impacting the integrity of the Mechanicsville traditional neighborhood character.

Action: Approved Meeting Date: 10/6/2022

**Details of Action:** Approve the One Year Plan amendment to NC (Neighborhood Commercial) because it is a minor

extension of the NC (Neighborhood Commercial) across the street.

Summary of Action: Approve the One Year Plan amendment to NC (Neighborhood Commercial) because it is a minor

extension of the NC (Neighborhood Commercial) across the street.

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-148-2022

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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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