

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-G-21-PA Related File Number: 10-N-21-RZ
Application Filed: 8/30/2021 Date of Revision:
Applicant: LAKESIDE CO. INC. C/O MARK ADAMS & JERRY NORTON

PROPERTY INFORMATION

General Location: South of Island Home Avenue, north of Anita Drive, east of Cottrell Street
Other Parcel Info.:
Tax ID Number: 95 O D 00603 (PART OF) **Jurisdiction:** City
Size of Tract: 2.18 acres
Accessibility: Access is via Island Home Avenue, a minor collector with a pavement width of 34-ft within a right-of-way width of 70-ft. Access is also via Anita Drive, a minor arterial with a pavement width of 48-ft. within a right-of-way of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:** MDR (Medium Density Residential) / HP (Hillside P
Growth Policy Plan:
Neighborhood Context: This area of Island Home Avenue in South Knoxville is a mix of commercial and warehousing uses, as well as some vacant, forested land in the more slope constrained properties.

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

Street: 1600 Island Home Avenue (part of)
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: SW-2 (South Waterfront) / HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, SWMUD-1 One Year Plan designation is adjacent to the east, as is SW-2 zoning.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: SWMUD-2 (South Waterfront Mixed Use District 2 / HP (Hillside Protection))

Requested Plan Category: SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection) because it is a minor extension of the land use classification.

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. This approximate 2 acre area could have been designated part of the SWMUD-1 because of its similarity to the adjacent SWMUD-1 properties, given that this portion of the property falls mostly outside of the HP (Hillside Protection) overlay area. It was likely not included because the boundaries for the South Waterfront areas were primarily drawn to parcel lines, and this site was part of a much larger, steep-sloped parcel on the south side of the railroad line.

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. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is expected to be extended through this area to Sutree Landing Park, as noted in the City of Knoxville's Capital Improvement Projects list. This site is approximately 180-ft from the existing pedestrian network.
- 2. In 2015, an additional 134 residential units were constructed within 500-ft of this property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1.No changes in public policy are noted, however, residential growth along the South Waterfront is expected, as well as additional infrastructure and investment in this area by both the City of Knoxville and private developers.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

- 1. No new information has become available to reveal the need for a plan amendment.

Action: Approved Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection) because it is a minor extension of the land use classification.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-151-2021

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: