

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
ONE YEAR PLAN AMENDMENT



File Number: 10-G-22-PA      Related File Number: 10-M-22-RZ  
Application Filed: 8/22/2022      Date of Revision:  
Applicant: RIVERS EDGE II, LLC

## PROPERTY INFORMATION

General Location: North side of Hillwood Dr, west side of Island Home Ave  
Other Parcel Info.:  
Tax ID Number: 95 O D 019      Jurisdiction: City  
Size of Tract: 4.46 acres  
Accessibility: Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:      Density:  
Sector Plan: South City      Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area is primarily vacant, forested and previously disturbed areas between multifamily, office and single family residential uses in the South Waterfront area.

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

Street: 0 HILLWOOD DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: SW-2 (South Waterfront), HP (Hillside Protection Overlay)  
Former Zoning:  
Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
Previous Requests:  
Extension of Zone: Yes, SWMUD-2 and RN-5 are adjacent.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: SWMUD-1 (South Waterfront Mixed Use District I), HP (Hillside Protection)  
Requested Plan Category: SWMUD-2 (South Waterfront Mixed Use District II), 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 the one year plan amendment to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection) because is consistent with adjacent development.

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. Because of the railroad tracks along the northern boundary of the subject property, the frontage aligns more with Hillwood Avenue than the South Waterfront area. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision 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 have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is seperated by the railroad tracks and only has street frontage along Hillwood Avenue.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. In 2008 amd 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.  
2. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

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 are no new plans or studies produced by this agency that directly relate to the proposed One Year Plan amendment.

Action:

Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action:

Approve the one year plan amendment to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection) because is consistent with adjacent development.

Date of Approval:

11/10/2022

Date of Denial:

Postponements: 10/6/2022

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action: 12/13/2022

Date of Legislative Action, Second Reading: 1/10/2023

Ordinance Number:

Other Ordinance Number References: O-10-2023

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**