# **CASE SUMMARY**

#### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 10-H-21-PA Related File Number: 10-P-21-RZ

**Application Filed:** 8/30/2021 **Date of Revision:** 

Applicant: NACI CORPORATION / REUBEN MITCHELL

# Planning KNOXVILLE I KNOX COUNTY

#### PROPERTY INFORMATION

General Location: Along Marble Hill Boulevard south of Delrose Drive, north of Riverside Drive, and west of Holston Hills

Road

Other Parcel Info.:

Tax ID Number: 83 001 Jurisdiction: City

Size of Tract: 22.38 acres

Accessibility: Marble Hill Boulevard is a private road with a 20-ft pavement width inside a 41-ft right-of-way. Marble

Hill is unstriped.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: East City Sector Plan Designation: LDR (Low Density Residential) / HP (Hillside Prote

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

**Neighborhood Context:** This property is located behind a row of single family detached houses that front Delrose Drive.

Historical aerials show the houses are older housing stock constructed between 1935 and 1953. A

demolition landfill is adjacent to the east.

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

Street: 0 Marble Hill Blvd.

Location:

Reason:

Proposed Street Name:

Department-Utility Report:

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**ZONING INFORMATION (where applicable)** 

Current Zoning: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay)

**Previous Requests:** 

**Extension of Zone:** The MDR land use classification is adjacent to the north; the RN-4 District is not adjacent

**History of Zoning:** The property was zoned R-1 upon its annexation in 1992 (Case 2-K-92-R).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) / HP (Hillside Protection)

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Requested Plan Category: MDR (Medium Density Residential) / 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: Michelle Portier

**Staff Recomm. (Abbr.):** Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification

because it does not meet any of the criteria for a 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. 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.
- 2. The MDR (Medium Density Residential) land use class is adjacent to the east. That property was annexed into the City and developed with a complex of duplexes in 1992. The property was zoned R-2 (General Residential) in the previous zoning ordinance. The R-2 zone was widely used across the city at that time and allowed a broad mix of residential uses. This broad application of the R-2 zone was problematic, allowing uses by right that could be potentially incompatible with adjacent properties depending on the character of the area. The new zoning ordinance takes greater care in assigning where mixed residential uses occur together. It follows a more fine-grained approach and allows planning staff to ensure greater compatibility between zones than the previous zoning ordinance allowed
- 3. There is existing RB (General Residential, County) zoning and RN-5 (General Residential, City) zoning in the properties fronting Riverside Drive to the south. These properties front Riverside Drive and Holston Hills Road, both of which are classified as collectors.

#### 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. No new information has become available to reveal the need for a plan amendment.
- 2. As cited in other staff reports, there is an increased demand for housing, particularly in areas served by transit and near commercial nodes. There is a KAT stop to the north on Brooks Avenue, but the area is rural in character and is not near any commercial nodes. Multifamily development at the intensity proposed by the applicant is not in character with the surrounding area.

Action: Denied Meeting Date: 10/14/2021

**Details of Action:** 

Summary of Action: Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification

because it does not meet any of the criteria for a plan amendment.

Date of Approval: Date of Denial: 10/14/2021 Postponements:

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Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:
LEGISLATIVE ACTION AND DISPOSITION	
egislative Body:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
f "Other":	If "Other":

**Amendments:** 

**Date of Legislative Appeal: Effective Date of Ordinance:** 

Date of Withdrawal:

Amendments:

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