

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT



File Number: 10-H-21-SP
Application Filed: 8/18/2021
Applicant: J A MURPHY, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Deane Hill Drive, south of Kingston Pike, east of Lockett Road
Other Parcel Info.:
Tax ID Number: 121 A C 01202 & 013 **Jurisdiction:** City
Size of Tract: 4.84 acres
Accessibility: Access is off of Deane Hill Drive, a major collector with a 20-ft pavement width inside a right-of-way that varies in width from 50 to 57 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential and transportation/communications/utilities
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** O (Office)
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: This property is in an area that contains a mix of uses. Along this stretch of Deane Hill Drive, there are commercial, office, multifamily, and single family uses. This parcel is one of the last remaining single family parcels on the street. This property is near Deane Hill Drive's intersection with Kingston Pike, which is one block to the north.

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

Street: 6505 Deane Hill Drive & 0 Kingston Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: MDR/O (Medium Density Residential/Office)

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.): Approve the West City Sector Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.

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 is an increased demand for housing, particularly in areas served by transit and near employment opportunities. There is a KAT stop due north on Kingston Pike, which is a commercial corridor.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan.

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

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the West City Sector Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.

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:

Other Ordinance Number References: O-144-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: