

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 10-J-21-SP      Related File Number:  
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:  
Previous Requests:  
Extension of Zone: Yes, MU-SD, SC-1 plan designation is adjacent to the east.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential) / HP (Hillside Protection)

Requested Plan Category: MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / 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 South City Sector Plan amendment to MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / HP (Hillside Protection) because it is a minor extension of the adjacent land use designation.

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. 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.

**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. 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.

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

1. The addition of residential units and growing sidewalk and greenway network provide for a walkable area connecting residential and commercial/office areas along the South Waterfront.

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 South City Sector Plan amendment to MU-SD, SC-1 (Mixed Use Special District, South

Waterfront District) / HP (Hillside Protection) because it is a minor extension of the adjacent land use designation.

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-150-2021

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: