

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-J-22-SP Related File Number:
Application Filed: 8/24/2022 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: North side of Garden Dr, east of Rosebay Rd
Other Parcel Info.:
Tax ID Number: 48 M H 022 Jurisdiction: City
Size of Tract: 1.17 acres
Accessibility: Access is via Garden Drive, a minor collector street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This neighborhood is comprised of single family detached homes, duplexes and small-scale multifamily homes on relatively small lots.

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

Street: 3411 GARDEN DR
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: RN-4 (General Residential Neighborhood);HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection Overlay) because it is consistent with the location criteria and population trends in the area.

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. The proposed MDR (Medium Density Residential) designation is a minor extension of adjacent MDR land use and is characteristic of the varying residential densities in the area.

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

1. There have been no significant capital improvements in this area that were not anticipated in the North City Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current LDR (Low Density Residential) designation is not the result of an error or omission, the sector plan could have considered how the subject property's location meets current criteria for MDR. The property is near several community activity centers, it is mostly outside of the Hillside Protection (HP) area, it is served by transit and it is located in a transitional area between residential and commercial uses along N. Broadway.

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

1. The subject property is within a census tract that shows an increase of over 1,000 residents from 2010 to 2020. This points to demand for a variety of housing options that warrant consideration of the MDR land use designation.

Action: Approved**Meeting Date:** 10/6/2022**Details of Action:**

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection Overlay) because it is consistent with the location criteria and population trends in the area.

Date of Approval: 10/6/2022**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:** 11/1/2022**Date of Legislative Action, Second Reading:** 11/15/2022**Ordinance Number:****Other Ordinance Number References:** O-144-2022**Disposition of Case:** Approved**Disposition of Case, Second Reading:** Approved**If "Other":****If "Other":****Amendments:****Amendments:**

Date of Legislative Appeal:

Effective Date of Ordinance: