

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



**File Number:** 10-K-21-SP                      **Related File Number:**  
**Application Filed:** 8/30/2021              **Date of Revision:**  
**Applicant:** NACI CORPORATION / REUBEN MITCHELL

## 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:** Access if off of Marble Hill Boulevard, 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:**  
**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, the MDR land use classification is adjacent to the north  
**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)

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 East City Sector 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: 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 has been no change of conditions warranting an amendment of the land use plan.

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. 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.
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.

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: Denied

Meeting Date: 10/14/2021

Details of Action:

**Summary of Action:** Deny the East City Sector 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:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative 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:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**