

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 3-A-19-OYP Related File Number:
Application Filed: 2/19/2019 Date of Revision:
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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:

Gerald Green

Staff Recomm. (Abbr.):

RECOMMEND that Planning Commission APPROVE the 2019 One Year Plan.

Staff Recomm. (Full):

The One Year Plan (OYP) is specifically designed to be the foundation for land use regulations and short-term public improvements and is used as the basis for rezoning decisions within the City of Knoxville. Pursuant to the requirements of the City Charter, staff has completed the 2019 annual update of the OYP.

Comments:

The proposed amendments to the 2019 OYP update include four staff amendments and the incorporation of five one-year plan amendments approved by City Council since the 2018 update.

STAFF PROPOSED AMENDMENTS

Urban Wilderness Gateway Park

Current OYP: LDR (Low Density Residential) & CI (Civic Institutional)

Proposed OYP: PP (Public Parks and Refuges)

Location: South of Sevierville Pike at the terminus of James White Parkway

Description: Recognize expansion of the Urban Wilderness

City Council: 1st District

Annexation

Current OYP: None

Proposed OYP: LDR (Low Density Residential)

Location: South side Pocanno Rd., west of Jerdan Rd.

Description: Recognize an approved annexation with R-1 (Low Density Residential) zoning

City Council: 2nd District

Hillside and Ridgetop Protection Overlay

Current OYP: No Hillside and Ridgetop Protection Overlay

Proposed OYP: Add Hillside and Ridgetop Protection Overlay

Location: City-wide

Description: Incorporate Hillside and Ridgetop Protection Overlay

City Council: All Districts

Stream Protection Overlay

Current OYP: No Stream Protection Overlay

Proposed OYP: Add Stream Protection Overlay

Location: City-wide

Description: Incorporate Stream Protection Overlay

City Council: All Districts

ADOPTED ONE YEAR PLAN AMENDMENTS OVER THE LAST YEAR

Central City

File Number: 4-B-18-PA – JOHN L. SANDERS, AIA C/O PARKRIDGE GROUP LLC

Location: South side Washington Ave., east side Mitchell St.

Requested Change: MU-SD (Mixed Use Special District) (MU-CC4) to MU-UC (Mixed Use - Urban Corridor)

Recommendation: RECOMMEND that City Council APPROVE MU-UC (Mixed Use - Urban Corridor) One Year Plan designation.

Zoning Request: C-3 (General Commercial) to C-2 (Central Business District)

Legislative Action: 4/12/2018 Planning Commission recommended approval; 5/22/2018 City Council approved

File Number: ~~4~~-C-18-PA – B.J. MURRIAN
Location: Northeast side Johnston St., northwest of Heiskell Ave.
Requested Change: NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential)
Recommendation: RECOMMEND that City Council APPROVE TDR (Traditional Neighborhood) One Year Plan designation.
Zoning Request: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) to R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Legislative Action: 4/12/2018 Planning Commission recommended approval; 5/22/2018 City Council approved

File Number: ~~4~~-E-18-PA – RIYANS, LLC
Location: Northeast side Thirteenth St., northwest side Bridge Ave.
Requested Change: MDR (Medium Density Residential) to GC (General Commercial)
Recommendation: DENY GC (General Commercial) One Year Plan designation for the site.
Zoning Request: R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) to C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay) Legislative Action: 4/12/2018 Planning Commission recommended approval; NC (OYP) and C-1/NC-1 (zoning)
5/22/2018 City Council approved NC (OYP) and C-1/NC-1 (zoning)

File Number: ~~4~~-F-18-PA – LAND DEVELOPMENT SOLUTIONS
Location: Northwest side Laurel Ave., southwest side Eighteenth St.
Requested Change: MU-SD (Mixed Use Special District) (MU-CC18) to O (Office)
Recommendation: RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.
Zoning Request: R-2 (General Residential) to O-2 (Civic and Institutional)
Legislative Action: 4/12/2018 Planning Commission recommended approval; 5/22/2018 City Council approval

West City

File Number: ~~10~~-C-18-PA – FRANK SPARKMAN
Location: South side Midland Avenue at Dryad St.
Requested Change: MDR (Medium Density Residential) to O (Office) Recommendation: RECOMMEND that City Council Approve O (Office) designation.
Zoning Request R-2 (General Residential) to O-1 (Office, Medical, and Related Services)
Legislative Action: 10/11/2018 Planning Commission recommended approval
11/20/2018 City Council approved

South City

File Number: ~~7~~-A-18-PA – ELMINGTON CG, LLC
Location: Northwest side E. Young High Pike, northeast side Chapman Hwy.
Requested Change: MU-SD (Mixed Use Special District) (SC-5) to HDR (High Density Residential)
Recommendation: RECOMMEND that City Council APPROVE HDR (High Density Residential) One Year Plan designation.
Zoning Request: C-3 (General Commercial) to RP-2 (Planned Residential)
Legislative Action: 7/12/2018 Recommended approval
8/28/2018 City Council approved

Next Steps

If approved by Knoxville-Knox County Planning Commission, the plan will be forwarded to Knoxville City Council for consideration on April 9, 2019 and April 23, 2019.

Action: Approved **Meeting Date:** 3/14/2019

Details of Action:

Summary of Action: RECOMMEND that Planning Commission APPROVE the 2019 One Year Plan.

Date of Approval: 3/14/2019 **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: 4/9/2019 **Date of Legislative Action, Second Reading:** 4/23/2019

Ordinance Number: **Other Ordinance Number References:** O-54-2019

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: