

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
NORTH CITY SECTOR PLAN AMENDMENT



File Number: 4-A-22-SP **Related File Number:**
Application Filed: 2/2/2022 **Date of Revision:**
Applicant: HOPEFUL HOUSING / HUBER PROPERTIES

PROPERTY INFORMATION

General Location: West side of Bruhin Road, southwest of intersection with Broadview Drive
Other Parcel Info.:
Tax ID Number: 69 P E 01701, 017, 018 & 01801 **Jurisdiction:** City
Size of Tract: 4.6 acres
Accessibility: Access is via Bruhin Rd, a major collector with a pavement width of 21-ft within a right-of-way of 88 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan:
Neighborhood Context: This is a transition area around the commercial node at Dutch Valley Drive and Bruhin Road, across from Inskip Pool and Park and includes a mix of multi-family and single family dwellings.

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

Street: 4207 , 4201, 4123 & 0 Bruhin Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION *(where applicable)*

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: 1-A-15-SP/1-A-15-RZ/1-A-15-PA: R-1A to R-2 and LDR to MDR (Denied), 4-B-16-RZ/4-B-16-PA-4-B-16-SP: R-1A to R-2 and LDR to MDR (Denied)

PLAN INFORMATION *(where applicable)*

Current Plan Category: LDR (Low Density Residential)
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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is consistent with the location criteria.

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. While there are no changes to the road or utility network in this area, the increasing demand and limited stock for a variety of housing types and housing in general is well documented nationwide.

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

1. The last sector plan for this area was adopted in 2007 and sometime between 2007 and 2014 an additional transit route was added to this area. KAT bus route 24 was added to provide service for the Inskip Community.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan could have considered this location as MDR and/or MDR/O because it adjacent to an existing commercial node and multi-family residential.
2. This large, vacant, and relatively flat parcel is also across from a community park and pool and within 500-ft of a bus route, making this location ideal for infill development for multi-family residential.

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

1. The population of Knoxville continues to grow, as does the demand for housing accessible to transit opportunities.
2. There are very limited opportunities for additional residential growth within the City of Knoxville that are located adjacent to an existing park and are also accessible by transit.

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: 4/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is consistent with the location criteria.

Date of Approval:

4/14/2022

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: 5/31/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 6/28/2022

Other Ordinance Number References: O-82-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: