

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-A-23-PA Related File Number: 4-A-23-RZ
Application Filed: 12/15/2022 Date of Revision:
Applicant: CHRIS BURKHART

PROPERTY INFORMATION

General Location: North side of Nash Rd, east of Pellham Rd
Other Parcel Info.:
Tax ID Number: 71 | A 011,012.01 Jurisdiction: City
Size of Tract: 1.22 acres
Accessibility: Access is via Nash Rd, a local street with a 20-ft pavement width within a 35-ft right-of-way. Access is also via Old State Rd, a local street with a 17-ft pavement width within a 27-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: East City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is in a residential neighborhood with single family detached homes adjacent on either side. The neighborhood abuts industrial uses to the north along Interstate 40 that are buffered from the neighborhood with mature forest.

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

Street: 299 NASH RD
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: I-G (General Industrial);HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

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

Requested Plan Category: HP (Hillside Protection);LI (Light Industrial)

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.): Deny the One Year Plan amendment to the LI (Light Industrial) land use classification because it would be an encroachment of incompatible land uses into an established residential neighborhood.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

- 1. The current LDR (Low Density Residential) land use classification delineates the boundaries of a residential neighborhood primarily comprised of single family detached homes. While there is an LI (Light Industrial) classification adjacent to the north, it is buffered from the LDR area with mature vegetation.
- 2. The subject property is entirely within the HP (Hillside Protection) area, and much of it is forested. Expanding industrial land uses at this location could compromise this protective buffer for surrounding residences.
- 2. The LDR classification in the One Year Plan is not the result of an error or omission in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

- 1. Much of the property along the east-west bound portion of Pelham Rd to the west of the subject property has been cleared in preparation for a new road and alignment called Rock Pointe Drive. This project will affect traffic patterns and provide opportunity for new commercial development. However, these changes in development do not justify encroachment of industrial uses into the middle of the established low density residential neighborhood where the subject property is located. Such uses could bring trucking traffic onto substandard, residential streets.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. There has been no change in public policy that supports the LI land use classification at this location. The One Year Plan is explicit about protecting residential areas from encroachments of incompatible land uses.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

- 1. There is no new information pertaining to the subject property that points to the need for LI land uses located between occupied homes in a low density residential neighborhood.

Action: Approved as Modified Meeting Date: 4/13/2023

Details of Action: Approve the One Year Plan amendment to LI (Light Industrial) and HP (Hillside Protection) as amended as shown on Exhibit A, presented at the meeting by the applicant.

Summary of Action: Approve the One Year Plan amendment to LI (Light Industrial) and HP (Hillside Protection) as amended as shown on Exhibit A, presented at the meeting by the applicant.

Date of Approval: 4/13/2023 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: 5/16/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/30/2023

Other Ordinance Number References: O-89-2023

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: