

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



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

PROPERTY INFORMATION

General Location: North side of Nash Rd, east of Pelham Rd
Other Parcel Info.:
Tax ID Number: 711A 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 sector plan amendment to the LI (Light Industrial) classification because it would be an encroachment of incompatible land uses into an established residential neighborhood.

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 is commercial and industrial development planned to the northwest of the subject property. However, the subject property is located within a low density residential community, which remains intact.
2. The subject property includes a forest buffer that protects the established neighborhood from neighboring industrial uses. The property also extends south as a vacant lot abutting occupied homes on either side. The requested LI (Light Industrial) land use classification at this location would compromise this buffer and encroach into the residential community.
3. The changing conditions exterior to the neighborhood do not justify LI land uses at this location within the neighborhood.

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

1. A concept plan for a new road to replace a portion of Pelham Rd northwest of the subject property was recently approved (5-SC-22-C). However, this development does not account for industrial land uses accessing Nash Road and Old State Road, which are local, narrow streets. Granting industrial access to these substandard residential streets could create hazardous conditions for surrounding residents.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property's LDR (Low Density Residential) land use classification in the East City Sector Plan is consistent with its residential environment, and is not the result of an error or omission.

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

1. The commercial and industrial developments occurring near the subject property do not warrant further encroachment into the center of an active residential neighborhood. Permitting industrial uses on the subject property would risk the integrity of the neighborhood boundary.

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 as Modified

Meeting Date: 4/13/2023

Details of Action: Approve the sector 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 sector 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 **Date of Legislative Action, Second Reading:** 5/30/2023

Ordinance Number: **Other Ordinance Number References:** O-88-2023

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**