

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-B-19-PA **Related File Number:** 4-H-19-RZ
Application Filed: 2/22/2019 **Date of Revision:**
Applicant: EASTWOOD, LLC

PROPERTY INFORMATION

General Location: South side of Holston Drive, south of Asheville Highway
Other Parcel Info.: The rezoning, sector plan amendment & one year plan amendment involves only the part of parcel 071PD00104 (0.53 acres) on the west side zoned O-1 (Office, Medical & Related Services). One Year Plan and Sector plan shows LDR (Low Density Residential)
Tax ID Number: 71 P D PART OF 001.04 **Jurisdiction:** City
Size of Tract: 1.07 acres
Accessibility: Access is via Holston Drive, a minor collector, with a 40' pavement width within a right-of-way width of 75' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Allowed uses in C-3 Zone. **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The corridor of Holston Drive/Asheville Highway along this section is comprised primarily of a mix of office, commercial, multi-family residential and public uses.

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

Street: 4662 Holston Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: 8-G-94-RZ, 3-D-99-RZ
Extension of Zone: Yes, this is an extension of the existing MU-SD, EC-2 district that already is on half of the parcel.
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MU-SD, EC-2 (Mixed Use Special District)

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.): RECOMMEND that City Council APPROVE MU-SD, EC-2 (Mixed Use Special District) as the One Year Plan land use designation.

Staff Recomm. (Full): This requested plan amendment is to extend the existing mixed-use special district (MU-SD EC-2) as part of the One Year Plan to the entirety of the parcel. This property has an existing commercial/office building that is bisected down the middle of the structure by two different land use plan designations. Staff recommends extending the existing MU-SD, EC-2 (Mixed Use Special District) for the One Year Plan to entirety of this parcel.

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 - The One Year Plan should have recognized the parcel lines and existing structures and included the entirety of the parcel in the MU-SD, EC-2 designation.

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 - There are no major changes in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has not be a change in public policy since the adoption of the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT- There have been no new plans or studies available which reveals the need for the plan amendment.

Action: Approved Meeting Date: 4/11/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE MU-SD, EC-2 (Mixed Use Special District) as the One Year Plan land use designation.

Date of Approval: 4/11/2019 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: 5/7/2019 Date of Legislative Action, Second Reading: 5/21/2019

Ordinance Number: Other Ordinance Number References: O-73-2019

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: