CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number:	4-B-23-PA	Related File Number:	4-B-23-RZ
Application Filed:	12/27/2022	Date of Revision:	
Applicant:	URBAN ENGINEERING, INC.		

PROPERTY INFORM	ATION		
General Location:	West side of S Gallaher View Rd, north of Gleason Dr, south of Kingston Pk		
Other Parcel Info.:			
Tax ID Number:	120 P A 005.03Jurisdiction:City		
Size of Tract:	0.58 acres		
Accessibility:	Access is via S. Gallaher View Road, a minor arterial street with a 35-ft pavement width within a 67-ft to 78-ft right-of-way.		
GENERAL LAND USE	EINFORMATION		
Existing Land Use:	Agriculture/Forestry/Vacant Land		
Surrounding Land Use:			
Proposed Use:	Density:		
Sector Plan:	Southwest County Sector Plan Designation: MDR (Medium Density Residential), HP (Hill	lside Pr	
Growth Policy Plan:	N/A (Within City Limits)		
Neighborhood Context:	This property is between two multifamily neighborhoods to the east and west and adjacent to an office park to the north.		
ADDRESS/RIGHT-OF	WAY INFORMATION (where applicable)		
Street:	355 S GALLAHER VIEW RD		
Location:			
Proposed Street Name:			
Department-Utility Report	:		
Reason:			
ZONING INFORMATI	ON (where applicable)		
Current Zoning:	OP (Office Park), HP (Hillside Protection Overlay)		

 Requested Zoning:
 RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

 Previous Requests:
 Extension of Zone:

 No
 10-GG-94-RZ: 1994 rezoning from RP-1 (Planned Residential) to O-3 (Office Park) approved

PLAN INFORMATION (where applicable)

Current Plan Category:MDR (Medium Density Residential), HP (Hillside Protection)Requested Plan Category:MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

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.):	Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transition between land uses and is consistent with surrounding development.		
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 One Year Plan could have considered the MDR/O (Medium Density Residential/Office) land use classification at the subject property because it is located between O (Office) land uses to the north and MDR (Medium Density Residential) land uses to the east, west and south. MDR/O provides an appropriate transition between these land uses and permits zoning that is consistent with surrounding development.		
	 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 significant public improvements that have occurred since the adoption of the Southwest County Sector Plan in 2016, which informs land use classifications in the One Year Plan. However, it is noteworthy that sidewalks were installed S Gallaher View Road in 2009, providing pedestiran access to the nearby high school and commercial node to the north. This walkable infrastructure does support consideration of more intensive residential uses on the subject property. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN: There have been no major changes in public policy pertaining to this property that are unaccounted for in 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: Current national trends and local data reflect high demand for a range of housing options. The 		
Action	MDR/O classiciation permits residential zoning that can help meet this demand.		
Action:	Approved Meeting Date: 4/13/2023		
Details of Action:			
Summary of Action:	Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transition between land uses and is consistent with surrounding development.		
Date of Approval:	4/13/2023Date 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-86-2023
Disposition of Case: Approved	Disposition of Case, Second Reading: Approved
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: