

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



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

PROPERTY INFORMATION

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 005.03 Jurisdiction: City
Size of Tract: 0.58 acre
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 INFORMATION

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 (Hillside 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 INFORMATION (where applicable)

Current Zoning: OP (Office Park), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: 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 sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because the property is consistent with the location criteria for this land use classification.

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. Knoxville continues to experience high demand for a variety of housing options. The requested MDR/O (Medium Density Residential/Office) land use classification would increase opportunities for residential development to meet local housing needs.

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

1. While there have not been major capital improvements in this area since the sector plan's enactment, residential development at the subject location is well supported by existing infrastructure. S Gallaher View Road is a minor arterial street with sidewalks that provide access to a nearby high school, commercial node and bus stop.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan could have considered MDR/O land uses at the subject property, since it meets the location criteria for this classification. The property is in a transitional area between office and medium density residential developments, it is on a site with less than 15 percent slopes, it is near community activity centers like Bearden High School, and it is along a corridor served by sidewalks near a bus route.

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

1. The City of Knoxville has experienced population increases every year since the Southwest County Sector Plan was adopted in 2016. The proposed MDR/O land use classification would open up residential development opportunities on this vacant parcel next to established multifamily neighborhoods.

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: 4/13/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because the property is consistent with the location criteria for this land use classification.

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-85-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: