

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 4-C-19-SP **Related File Number:**
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.: Involves west side of the parcel indicated by LDR (Low Density Residential)
Tax ID Number: 71 P D PART OF 00104 **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: Uses allowed 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

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.):

ADOPT RESOLUTION #4-C-19-SP, amending the East City Sector Plan to MU-SD, EC-2 (Mixed Use Special District) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Staff Recomm. (Full):

This requested plan amendment is to extend the existing mixed-use special district (MU-SD EC-2) as part of the East City Sector 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 East City Sector Plan to entirety of this parcel.

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. No major changes have occurred since the last update of the East City Sector Plan.

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

1. There are no new roads or utilities that have been introduced into this area since the adoption of the East City Sector Plan.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The East City Sector Plan should have recognized the parcel lines and existing structures and included the entirety of the parcel in the MU-SD, EC-2 designation.

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

1. There are no new trends warranting reconsideration of the East City Sector Plan.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. 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.
2. 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: 4/11/2019

Details of Action:

Summary of Action:

ADOPT RESOLUTION #4-C-19-SP, amending the East City Sector Plan to MU-SD, EC-2 (Mixed Use Special District) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A.)

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/21/2019

Other Ordinance Number References: O-72-2019

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: