

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-C-22-PA Related File Number: 4-Q-22-RZ
Application Filed: 2/28/2022 Date of Revision:
Applicant: DKLEVY PLLC

PROPERTY INFORMATION

General Location: East side of S. Northshore Drive, west of Agnes Road
Other Parcel Info.:
Tax ID Number: 121 G C 02501 Jurisdiction: City
Size of Tract: 4 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with 58-ft of pavement width within 110-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: West City Sector Plan Designation: O (Office)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area along S. Northshore Drive consists of a mix of commercial and office uses and some multifamily, adjacent to a single-family residential neighborhood on the east side of the road.

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

Street: 0 S. Northshore Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office) & HP (Hillside Protection) & F (Floodplain Overlay)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood) & HP (Hillside Protection) & F (Floodplain Overlay)
Previous Requests:
Extension of Zone: Yes, MDR/O is adjacent to the north.
History of Zoning: 3-P-96-RZ: R-2 to R-1, 10-A-99-RZ: R-1 to O-3, 10-G-04-RZ: O-3 to O-1, 12-M-02-RZ: O-1 to O-3

PLAN INFORMATION (where applicable)

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

Liz Albertson

Staff Recomm. (Abbr.):

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Steam Protection) because it is also a transitional land use classification and appropriate for this area.

Staff Recomm. (Full):

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

AN ERROR IN THE PLAN:

1. There is no error in the One Year Plan.

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:

1. The subject property is within 1/3 of a mile of the intersection with S. Northshore Drive and Kingston Pike. In late 2025, project letting for intersection improvements including additional turn lanes and/or storage lengths on all approaches at the intersection are slated to begin. TDOT notes that the project will include access management and pedestrian facility improvements up to adjacent intersections in each direction as well as replacing the existing bridge over Fourth Creek.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment. However, this amendment would allow for additional residential development opportunity along a corridor served by transit.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. In 1996, this area was downzoned from R-2, which allowed multi-family to R-1 as part of a larger rezoning that included the adjacent built out single-family residential neighborhood. In 1999, the area was then rezoned to an office zone district, then an office park district. Office and commercial uses continue to be viable along the corridor of South Northshore. This parcel is between the existing commercial and office corridor and adjacent to a single-family residential neighborhood to the east.
2. This plan amendment allows for additional multifamily development opportunity at this location, which is similar in function and impact to office uses, which the area is currently designated in the One Year Plan. This amendment maintains a transitional land use classification between the more intensive uses along the corridor and the single-family residential neighborhood.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Steam Protection) because it is also a transitional land use classification and appropriate for this area.

Date of Approval:

4/14/2022

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: 5/17/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/31/2022

Other Ordinance Number References: O-69-2022

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: