

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-D-20-PA **Related File Number:** 4-C-20-RZ
Application Filed: 2/18/2020 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: East side of N. Broadway, north of Gibbs Dr.
Other Parcel Info.:
Tax ID Number: 58 E J 01202 **Jurisdiction:** City
Size of Tract: 0.79 acres
Accessibility: Access would be from the neighboring property at the corner of N. Broadway Avenue and Gibbs Drive. An access easement at or near the shared boundary between the two lots would allow this property to be accessed approximately 75 ft from the intersection of Broadway and Gibbs. N. Broadway Avenue is a major collector with a pavement width of 53 feet and a right-of-way width of approximately 93 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcel
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: N. Broadway Avenue consists mostly of office and commercial uses along its length. It is bordered by a stream to the north which somewhat isolates this property. Gibbs Drive is home to single family residential houses, most of which were built in the 1910s and 1920s.

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

Street: 0 N. Broadway Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: O (Office)
Previous Requests: 11-M-83-RZ, 6-J-94-RZ, 7-K-99-RZ (7-G-99-PA)
Extension of Zone: No
History of Zoning: A request to amend this and the adjacent parcel's land use from LDR to NC (Neighborhood Commercial) was denied in November, 1999.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

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: Michelle Portier

Staff Recomm. (Abbr.): Deny the O (Office) designation since it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties.

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. There are no apparent errors in the 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. This parcel and the adjacent parcel, 2805 Gibbs Drive, were recently subdivided. However, this subdivision would not qualify as a substantial change warranting a rezone.
- 2. Amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. No change in public policy directly impacts this plan amendment.

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

- 1. No new information has become available to reveal the need for a plan amendment.

Action: Denied

Meeting Date: 6/11/2020

Details of Action:

Summary of Action: Denied the O (Office) designation since it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties.

Date of Approval: Date of Denial: 6/11/2020 Postponements: 4/9/2020

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: