

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 4-D-20-SP **Related File Number:**
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: N/A
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 sector plan amendments and could cause adverse impacts for neighboring residential properties.

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. 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.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. There are no new trends in development, population, or traffic that warrant reconsideration of this area of the North City Sector Plan.

2. Amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well.

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: 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 sector 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: