

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-D-24-PA Related File Number: 4-G-24-RZ

Application Filed: 2/12/2024 Date of Revision:

Applicant: GARY KOONTZ

PROPERTY INFORMATION

General Location: West of N Broadway, north of Ridgewood Road

Other Parcel Info.:

Tax ID Number: 48 N C 020 01 Jurisdiction: City

Size of Tract: 20452 square feet

Accessibility: Access is via N Broadway Avenue, a major arterial with a 63-ft pavement width within a 94-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

Planning Sector: North City Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This stretch of N Broadway Avenue is in the Fountain City area and contains a mix of uses including commercial businesses, offices, and single and multifamily residential. To the south, N Broadway Avenue becomes a major commercial corridor.

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

Street: 5531 N BROADWAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: Yes, this is an extension of the zone and the land use classification.

History of Zoning: 9-E-81-RZ: Rezone request from R-1 (Low Density Residential) to C-1 ((Neighborhood Commercial) was denied in 1981; 10-E-95-RZ: Rezone request from R-1 to C-1 was denied in 1995; 2-F-98-RZ: R-1 to C-4 (Highway and Arterial Commercial) was denied in 1998; 7-B-99-RZ: R-1 to C-4 was tabled in 1999.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: GC (General Commercial), 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of this classification and compatible with the surrounding development conditions. The HP (Hillside Protection) designation would be retained.

Staff Recomm. (Full): The HP (Hillside Protection) designation would be retained.

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the GC classification can be considered here since this will be an extension of this classification from the north side.

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. While it is not a significant change in the development pattern, this section of N Broadway Avenue has a mix of commercial, office, public-quasi public uses with a few residential uses mixed in. Further south, N Broadway Avenue becomes a major commercial corridor. The annual average daily traffic count (AADT) for this corridor was between 29,000 to 35,000 during 2020-22, and the traffic-carrying capacity of this 4-lane arterial street is adequate for the requested commercial land use.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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

1. There are no new studies or plans specific to this area or the GC land use that apply to this request.

Action: Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of this classification and compatible with the surrounding development conditions. The HP (Hillside Protection) designation would be retained.

Date of Approval: 4/11/2024

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: 5/14/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/28/2024

Other Ordinance Number References: O-63-2024

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: