

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 4-E-20-PA                      **Related File Number:** 4-F-20-RZ  
**Application Filed:** 2/24/2020              **Date of Revision:**  
**Applicant:** ANDREW HARPER

## **PROPERTY INFORMATION**

**General Location:** Southwest corner of intersection of Washington Pk. and Alice Bell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 C E 008                      **Jurisdiction:** City  
**Size of Tract:** 22200 square feet  
**Accessibility:** Primary access is off Washington Pike, a minor arterial with a pavement width of approximately 23 ft. and a right-of-way width of approximately 50 ft.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Multifamily residential, four-plex  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Alice Bell Road is predominantly single family residential uses. Washington Pike is also mostly single family residential uses, though there is a church, a school, and a retail establishment in the immediate vicinity and an apartment complex to the east on Washington Pike approximately 1/4 mile away.

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

**Street:** 4318 Washington Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-4 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for this property

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

**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.): Approve the MDR (Medium Density Residential) designation since the property is consistent with MDR location criteria and would allow the rezoning and subsequent remodel of the existing structure.

Staff Recomm. (Full):

Comments: 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. The four-plex is an existing building that the applicant would like to remodel and put back into use. To do so, a rezoning is required as the building has been vacant long enough to where its legal nonconforming status has expired. A One Year Plan amendment is required in order to rezone this property and allow the remodel to occur, which would improve the property and immediate area.
- 2. Since there is a mix of uses present, medium density residential land use is appropriate.

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: Approved Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Approve the MDR (Multifamily Residential) designation since the property is consistent with MDR location criteria and would allow the rezoning and subsequent remodel of the existing structure.

Date of Approval: 4/9/2020 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: 5/5/2020 Date of Legislative Action, Second Reading: 5/19/2020

Ordinance Number: Other Ordinance Number References: O-80-2020

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**