

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
EAST CITY SECTOR PLAN AMENDMENT



File Number: 4-G-20-SP **Related File Number:**
Application Filed: 4/24/2020 **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:
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.): Adopt Resolution #4-G-20-SP, amending this parcel in the East City Sector Plan map to 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:
1. There have been no changes to conditions to warrant amending the land use plan.

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. 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 sector 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.

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: Approved Meeting Date: 4/9/2020

Details of Action:

Summary of Action: Adopt Resolution #4-G-20-SP, amending this parcel in the East City Sector Plan map to 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:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-79-2020

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: