CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-G-23-PA Related File Number: 4-P-23-RZ

Application Filed: 2/27/2023 Date of Revision:

Applicant: VICTOR JERNIGAN



PROPERTY INFORMATION

General Location: North of Sutherland Ave, east of Victory St

Other Parcel Info.:

Tax ID Number: 108 A C 018,017 Jurisdiction: City

Size of Tract: 17010 square feet

Accessibility: Access is via Victory Street, a local street with a 28-ft pavement width within a 35-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation: MDR/O (Medium Density Residential/Office)

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

Neighborhood Context: This area has a diverse mix of land uses. Victory street is residential in the center with detached

homes, and there are office and institutional uses at the north and south terminuses. There is a mobile home park adjacent to the east. Primary uses along Sutherland Ave to the south are commercial and office, and to the north along Division Street there are major institutions including college campuses

and a juvenile court/detention center.

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

Street: 522 VICTORY ST

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)

Former Zoning:

Requested Zoning: C-G-2 (General Commercial)

Previous Requests:

Extension of Zone: Yes/ Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

8/11/2023 02:50 PM Page 1 of 3

Current Plan Category: MDR/O (Medium Density Residential/Office)

Requested Plan Category: MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside)

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: Jessie Hillman

Staff Recomm. (Abbr.):

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.)

1. There has not been a significant change of conditions to the area surrounding the subject property that warrants an expansion of the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification. This special district allows consideration of commercial uses, which could result in an encroachment of incompatible uses to the residential area.

AN ERROR IN THE PLAN:

1. There is no evidence that the current MDR/O (Medium Density Residential/Office) land use classification is the result of an error or omission in the One Year 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. There have been no significant public infrastructure improvements that change the basis for the land use classifications in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no new public policies pertaining to the subject property that warrant an expansion of the MU-SD, CC21 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. The requested MU-SD does describe possible consideration of an expansion of its borders, but states that such an expansion would require further study. A formal study of the possible benefits and detriments of such an expansion to this residential area along Victory Street has not yet occurred, nor

do staff have immediate plans to study this area for expansion.

Action: Approved Meeting Date: 6/8/2023

Approve MU-SD, CC21 (Mixed Use Special District, Sutherland Northside) as it is a logical extension of **Details of Action:**

the existing land use classification.

Approve MU-SD, CC21 (Mixed Use Special District, Sutherland Northside) as it is a logical extension of **Summary of Action:**

the existing land use classification.

Date of Approval: 6/8/2023 Date of Denial: Postponements: 4/13/2023

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

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council Legislative Body:

8/11/2023 02:50 PM Page 2 of 3 Date of Legislative Action: 7/25/2023 Date of Legislative Action, Second Reading: 8/8/2023

Ordinance Number: Other Ordinance Number References: O-114-223

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

8/11/2023 02:50 PM Page 3 of 3