CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT



File Number:4-I-22-SPApplication Filed:2/28/2022Applicant:DKLEVY PLLC

Related File Number: Date of Revision:

PROPERTY INFORMATION East side of S. Northshore Drive, west of Agnes Road General Location: **Other Parcel Info.:** 121 G C 02501 Tax ID Number: Jurisdiction: City Size of Tract: 4 acres Accessibility: Access is via S. Northshore Dr., a major arterial street with 58-ft of pavement width within 110-ft of rightof-wav. GENERAL LAND USE INFORMATION **Existing Land Use:** Agriculture/forestry/vacant Surrounding Land Use: **Proposed Use: Density:** Sector Plan: West City Sector Plan Designation: O (Office) & HP (Hillside Protection) & SP (Stream **Growth Policy Plan:** Urban Growth Area (Inside City Limits) **Neighborhood Context:** This area along S. Northshore Drive consists of a mix of commercial and office uses and some multifamily, adjacent to a single family residential neighborhood on the east side of the road. ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 0 S. Northshore Dr. Street: Location: **Proposed Street Name: Department-Utility Report:** Reason: ZONING INFORMATION (where applicable) O (Office) & HP (Hillside Protection) & SP (Stream Protection) **Current Zoning:** Former Zoning: **Requested Zoning: Previous Requests: Extension of Zone:** Yes - MDR/O is adjacent to the north. **History of Zoning:** 3-P-96-RZ: R-2 to R-1, 10-A-99-RZ: R-1 to O-3, 10-G-04-RZ: O-3 to 0-1, 12-M-02-RZ: O-1 to O-3 PLAN INFORMATION (where applicable) O (Office) & HP (Hillside Protection) & SP (Stream Protection) **Current Plan Category:**

Requested Plan Category: MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream 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:	Liz Albertson	
Staff Recomm. (Abbr.):	Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection) because it is a transitional land use classification between commercial and single-family residential.	
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 area has been designated for office uses since the late 1990s, however, it has remained undeveloped. This parcel is a buffer between the single-family residential neighborhood to the east and the commercial corridor along S. Northshore Drive. 2. Allowing expansion of multi-family residential and office at this location continues the transitional land use buffer between more intensive uses along the roadway and the single family neighborhood. 	
	INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: 1. The subject property is within 1/3 of a mile of the intersection with S. Northshore Drive and Kingston Pike. In late 2025, project letting for intersection improvements including additional turn lanes and/or storage lengths on all approaches at the intersection are slated to begin. TDOT notes that the project will include access management and pedestrian facility improvements up to adjacent intersections in each direction as well as replacing the existing bridge over Fourth Creek.	
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: 1. There isn't a obvious or significant error or omission in the sector plan. However, the sector plan could have considered MDR/O originally to allow for additional development options that are also transisitional in nature, like multifamily and office.	
	 TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: 1. Increasing residential housing options that are served by transit continues to be a trend in development to help alleviate traffic congestion. 2. A transportation impact study may be required during permitting and the increased residential density provided as part of development and coordinated with area improvements in the transportation network including the intersection of Kingston Pike and S.Northshore Drive. 	
Action:	Approved Meeting Date: 4/14/2022	
Details of Action:		
Summary of Action:	Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection) because it is a transitional land use classification between commercial and single-family residential.	
Date of Approval:	4/14/2022Date 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: 5/17/2022

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Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:	Other Ordinance Number References: O-68-2022
Disposition of Case: Approved	Disposition of Case, Second Reading: Approved
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: