

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 7-A-18-SP **Related File Number:**
Application Filed: 4/25/2018 **Date of Revision:**
Applicant: ELMINGTON CG, LLC

PROPERTY INFORMATION

General Location: Northwest side E. Young High Pike, northeast side Chapman Hwy.
Other Parcel Info.:
Tax ID Number: 109 O A 007 **Jurisdiction:** City
Size of Tract: 5.28 acres
Accessibility: Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached multi-dwelling residential **Density:** 30 du/ac
Sector Plan: South City **Sector Plan Designation:** MU-SD (SC-5)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, a post office, residential uses and a park, zoned C-3, O-1 and OS-2.

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

Street: 121 E Young High Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: RP-2 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (SC-5)

Requested Plan Category: HDR (High 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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT RESOLUTION #7-A-18-SP, amending the South City Sector Plan to HDR (High Density Residential), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Staff Recomm. (Full): This site is located close to Chapman Hwy., where transit service is available and commercial services are within walking distance. The site is currently zoned C-3, which is a more intense zone than the requested RP-2 zone. The adopted plans designate this site for mixed uses, including medium density residential (MDR). However, the proposed density exceeds what is allowable within the MDR designation. Since the site is relatively flat and the location meets general criteria for higher density infill development, it is appropriate for high density residential development.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made to E. Young High Pike or Chapman Hwy., but the streets are adequate to serve the recommended high density residential uses. There is a traffic signal at the intersection of E. Young High Pike and Chapman Hwy. to allow easier access to the main thoroughfare in the area. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current One Year Plan designates the site as MU-SD (SC-5). This district allows consideration of medium density residential zoning districts, but not high density. Since the site is relatively flat and the location meets general criteria for higher density infill development, it is appropriate to be considered for high density residential development.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No change in public policy directly impacts this plan amendment, but the site is appropriate for the development of high density residential uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available to reveal the need for a plan amendment. However, the intensity of the surrounding development makes it reasonable to consider high density residential development at this location.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law provides for two methods to amend the plan at TCA 13-3-304:

1. 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.
2. 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: 7/12/2018

Details of Action:

Summary of Action: South City Sector Plan to HDR (High Density Residential)

Date of Approval: 7/12/2018

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: 8/14/2018

Date of Legislative Action, Second Reading: 8/28/2018

Ordinance Number:

Other Ordinance Number References: O-121-2018

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: