

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-A-21-PA **Related File Number:** 7-A-21-RZ
Application Filed: 3/25/2021 **Date of Revision:**
Applicant: VAN SMITH GROUP, LLC

PROPERTY INFORMATION

General Location: Northeast corner of Kingwood & Balsam intersection
Other Parcel Info.:
Tax ID Number: 58 F F 04401 **Jurisdiction:** City
Size of Tract: 1.7 acres
Accessibility: Access would be off of Kingwood Road and off of Balsam Drive, both of which are local roads. Kingwood Road has a 21-ft pavement width inside a 50-ft right-of-way. Balsam Drive has a pavement width of approximately 16 ft inside a 42-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing land use map shows this parcel as private recreation; it is vacant land with a small stream running through it
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A
Neighborhood Context: This property sits behind lots that front Fountain Road, which contain small apartment complexes, medical clinics, and office buildings. To the west and south lie single family homes on small lots.

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

Street: 0 Kingwood Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests: 10-M-83-RZ
Extension of Zone: MDR land use classification is adjacent to the east
History of Zoning: This property was rezoned from R-2 to R-1A as part of a larger rezoning in 1983.

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 One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of that land use class and is compatible with development in the area.

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.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending 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. There are plans for an Accelerated Bus Corridor along N Broadway Avenue and into the Fountain City area. The pending bus rapid transit project is intended to decrease travel time for KAT riders, making it competitive with personal vehicular travel. This would likely lead to increased ridership, reducing vehicle miles traveled for the area and resulting in reduced vehicle emissions. There is currently a KAT bus stop approximately two blocks to the south (1/5 of a mile), at Cedar Avenue and Kingwood Road, so in the meantime, access to transit is close.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a 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: 7/8/2021

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of that land use class and is compatible with development in the area.

Date of Approval: 7/8/2021 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: 11/2/2021 Date of Legislative Action, Second Reading: 11/16/2021

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Withdrawn

If "Other":

Amendments:

WD due to 120 day limit from PC decision being exceeded

Effective Date of Ordinance: