

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH CITY SECTOR PLAN AMENDMENT**



**File Number:** 7-A-21-SP **Related File Number:**  
**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:** 8 du/ ac  
**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  
**Extension of Zone:** Yes, MDR is adjacent to the east  
**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.): Approve the North City Sector 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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are plans for an Accelerated Bus Corridor along N Broadway Avenue that will likely extend north into Fountain City.

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.

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

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

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: 7/8/2021

Details of Action:

Summary of Action: Approve the North City Sector 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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 11/16/2021

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Withdrawn

**If "Other":**

**Amendments:**

WD due to 120 day limit from PC decision being exceeded

**Effective Date of Ordinance:**