

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-A-24-PA **Related File Number:** 7-C-24-RZ
Application Filed: 5/9/2024 **Date of Revision:**
Applicant: MADDOX CONSTRUCTION COMPANY INC.

PROPERTY INFORMATION

General Location: Southeast side of E Inskip Drive, northeast of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 68 L G 003 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via E Inskip Drive, a major collector street with a 22-ft pavement width within a 34-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North City **Plan Designation:** NC (Neighborhood Commercial), GC (General Commercial)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area of E Inskip Drive is characterized by a transition from single-family and multifamily residences to commercial and office uses towards the intersection with Central Avenue Pike.

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

Street: 100 E INSKIP DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-G-1 (General Commercial)
Previous Requests:
Extension of Zone: Yes, this is a minor extension of the GC land use classification and the C-G-1 zoning district.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial), GC (General Commercial)
Requested Plan Category: GC (General Commercial)

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.): Approve the GC (General Commercial) land use classification because it is a minor extension that is compatible with surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. While it is not necessarily the result of an error or omission in the City's adopted land use plans, this request for a minor (100-ft) extension of the property's existing GC (General Commercial) designation to the remainder of the parcel will provide a cohesive commercial classification that can support activation of this vacant lot.

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. The subject property is in an established, neighborhood-serving commercial node next to single-family homes and apartments in the Inskip community. The lot is located on E Inskip Drive, a major collector street, near its intersection with Central Avenue Pike, a minor arterial street, where there is also a bus stop. A hair salon and beauty supply store recently opened next to a barber shop and restaurant across E Inskip Drive. Along Central Avenue Pike, there are auto shops and other service-oriented businesses.
2. There are three significant development changes that have occurred recently in this area of Inskip. KCDC (Knoxville's Community Development Corporation) is constructing Central Terrace, a 112-unit family-centered apartment complex southeast of the subject property at 4510 Fennel Road. Adjacent to that development to the north is large office warehouse, built within the past year. In 2019, Inskip Elementary School completed a \$6.5 million expansion, which added a 29,000 sq ft wing for additional classrooms.
3. This activity in the neighborhood reflects a general shift towards more residential development and community-serving amenities, which supports a minor expansion of the GC land use in an established commercial node.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There is no change in public policy specific to this plan amendment request.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans that directly pertain to this request for the GC land use classification.

Action: Approved

Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Approve the GC (General Commercial) land use classification because it is a minor extension that is compatible with surrounding development.

Date of Approval: 11/14/2024

Date of Denial:

Postponements: 7/11/2024,
8/8/2024, 9/12/2024

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/10/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 1/7/2025

Other Ordinance Number References: O-3-2025

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: