

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 7-A-24-SP **Related File Number:**

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 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: I-G (General Industrial)

Previous Requests:

Extension of Zone: Yes, this is a minor extension of the GC land use classification.

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 GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. The subject property is in an urbanized area with adequate infrastructure to support commercial development. 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION 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.

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

1. There is no change in government policy that directly pertains to this plan amendment request.

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

1. The subject property is in an established, neighborhood-serving commercial node next to single-family homes and apartments in the Inskip community. 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.

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-2-2025

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: