CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-19-PA Related File Number: 7-B-19-RZ

Application Filed: 4/26/2019 Date of Revision:

Applicant: BELITA DAWN HOFFMEISTER



PROPERTY INFORMATION

General Location: South side of East Inskip Drive at Rowan Road, West of High School Road

Other Parcel Info.:

Tax ID Number: 69 | C 003 Jurisdiction: City

Size of Tract: 0.551 acres

Accessibility: The property is accessed from E Inskip Rd, a major collector with a 20-foot pavement width inside of a

40-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)

Surrounding Land Use:

Proposed Use: Office Density:

Sector Plan: North City Sector Plan Designation: SFR (Single Family Residential)

Growth Policy Plan: City

Neighborhood Context: The area to the east contains a mix of light industrial and commercial uses that begin to the east of the

railroad and terminate at the parcel adjacent to this one on the west. The area is predominantly single family homes otherwise, though Inskip Drive itself is home to townhouses and an apartment complex

to the east. Inskip Elementary is to the south.

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

Street: 414 E. Inskip Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests:

Extension of Zone: MU-SD, NC-13 (Mixed Use-Special District, North City-13)

History of Zoning: None for this property. However, a large number of parcels in the area were rezoned from R-2 to R-1

and R-1A in 2013 following the Inskip Small Area Plan. A small parcel across the street to the

northeast was rezoned to O-1 prior to the plan.

8/29/2019 09:48 AM Page 1 of 3

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD, NC-12 (Mixed Use-Special District, North City-12)

Requested Plan Category: MU-SD, NC-13 (Mixed Use-Special District, North City-13)

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.): ADOPT RESOLUTION 7-B-19-SP, amending the North City Sector Plan to the MU-SD, NC-13 (Mixed

Use-Special District, North City-13) designation, and adopt the sector plan amendment (see attached

resolution, Exhibit D.)

Staff Recomm. (Full): Amending the land use designation to MU-SD, NC-13 would be an extension of that designation as it is

adjacent to the parcel on the west. The area of Inskip Rd. to the west is a mix of commercial and industrial uses and to the east is multifamily housing. The MU-SD, NC-13 land use allows industrial,

commercial, office, and residential uses, all of which already exist in this area.

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 no recent changes to conditions that would warrant amending the land use plan. However, current conditions on Inskip Dr support the sector plan amendment proposal. Industrial and commercial uses abut this parcel on the west.
- 2. The Inskip Small Area Plan (adopted in 2011) recommended amending the land use designations of parcels along both sides of Inskip Dr to MU-SD, NC-11, 12, and 13 (Mixed Use-Special District, North City-11, 12, and 13). MU-SD, NC-13 begins two parcels east of the railroad and terminates at the parcel adjacent to this one on the west. Amending this parcel's land use to MU-SD, NC-13 extends that land use designation.
- NC-11 consists of low-density residential uses, but also has medium density residential and office uses. Recommended zoning classifications are R-1, R-1A, RP-1, and "a new residential-office, form based or overlay zone".
- NC-12 consists of medium- and low-density residential uses. Recommended zoning classifications are R-1, R-1A, and RP-1.
- NC-13 consists of industrial, commercial, office, and low-density residential uses. Recommended zoning classifications are O-1, C-1, and I-2.
- 3. Prior to the Inskip Small Area Plan in 2011, this property's existing land use had been categorized as Single Family Residential. It was not affected by the plan amendments.

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 ommissions in the plan.

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

1. Though there are no new trends in development, population, or traffic that would trigger an amendment. Existing conditions on Inskip Dr support the sector plan amendment proposal, as industrial and commercial uses abut this parcel on the west.

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

8/29/2019 09:48 AM Page 2 of 3

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.

Meeting Date: Action: Approved 7/11/2019

Details of Action:

Summary of Action: ADOPT RESOLUTION 7-B-19-SP, amending the North City Sector Plan to the MU-SD, NC-13 (Mixed

Use-Special District, North City-13) designation, and adopt the sector plan amendment (see attached

resolution, Exhibit D.)

Date of Approval: 7/11/2019 **Date of Denial:** Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council Legislative Body:

Date of Legislative Action, Second Reading: 8/27/2019 Date of Legislative Action: 8/13/2019

Ordinance Number: Other Ordinance Number References: O-114-2019

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Effective Date of Ordinance: Date of Legislative Appeal:

8/29/2019 09:48 AM Page 3 of 3