

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 7-B-22-SP      Related File Number: 7-E-22-RZ  
Application Filed: 5/23/2022      Date of Revision:  
Applicant: BENJAMIN MULLINS

## PROPERTY INFORMATION

**General Location:** East of Tazewell Pk and west of Old Tazewell Pk. Near the intersection with Murphy Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 49 C J 001, 002 & 003      **Jurisdiction:** County  
**Size of Tract:** 2 acres  
**Accessibility:** Access is via Old Tazewell Pike, a local street with a pavement width of 16-ft within a right-of-way width of 51-ft. Access is also via Tazewell Pike, a minor arterial with a pavement width of 25-ft within a right-of-way width of 88-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:** 7 du/ac  
**Sector Plan:** North City      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is primarily low density residential with some larger rural residential lots remaining.

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

**Street:** 5511 0 & 5513 Old Tazewell Pk.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** 7-H-99-RZ  
**Extension of Zone:** No, MDR is not adjacent. Yes, PR is adjacent.  
**History of Zoning:** 7-H-99-RZ: A to RA

## 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: Liz Albertson

Staff Recomm. (Abbr.): Deny the sector plan amendment to MDR (Medium Density Residential) because it is not compatible with the surrounding development.

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. This area has primarily remained low density residential in the last 20 years. Newer development in the area has maintained a low density residential character as well.
2. Changes to Old Tazewell Pike are already expected as part of the adjacent development to the west that is presently under construction. That development is being developed under the current LDR designation for this area of the North City Sector Plan.

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

1. While improvements to Old Tazewell Pike are anticipated, they are not expected to increase capacity enough to accommodate a change to MDR in this area.
2. No other improvements are anticipated in this area.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. This area is within the Rural Area of the Growth Policy Plan, which limits the recommendation for residential density to 3 du/ac when adjacent to the Planned Growth Area and with a Transportation Impact Letter. However, this property is adjacent to the Urban Growth Area of the City of Knoxville, but still remains in the Rural Area and a recommendation for residential density is limited to PR up to 3 du/ac.

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

1. The remaining large agricultural zoned lots in this area are continuing to develop as Low Density Residential. Retaining an LDR development pattern is consistent with the surrounding development. A change to MDR would be out of character for this LDR area.

Action: Denied

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Deny the sector plan amendment to MDR (Medium Density Residential) because it is not compatible with the surrounding development.

Date of Approval:

Date of Denial: 7/14/2022

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

### **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**