CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number:	7-B-23-PA	Related File Number:	7-0-23-RZ
Application Filed:	5/30/2023	Date of Revision:	
Applicant:	MATT BRAZILLE, CIVIL & ENVIRONMENTAL CONSULTANTS, INC.		

PROPERTY INFORMATION			
General Location:	Southeast side of Vermont Ave, northwest side of Virginia Ave, north of Bowling Ave, south of Fort Promise Dr		
Other Parcel Info.:			
Tax ID Number:	94 B B 001 OTHER: 094AE012	Jurisdiction: City	
Size of Tract:	7.7 acres		
Accessibility:	Access is via Vermont Avenue and Virginia Avenue. Vermont Avenue is a local street with a 32-ft pavement width within a 48-ft right-of-way. Virginia Avenue is a local street with a 28-ft pavement width within a 50 to 58-ft right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Multifamily Residentia	al, Right of Way/Open Space	
Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	Central City	Sector Plan Designation:	MDR (Medium Density Residential), HP (Hillside Pr
Growth Policy Plan:	N/A (Within City Limit	s)	
Neighborhood Context:	This parcel is part of the Western Heights affordable housing campus to the east, which is managed by KCDC (Knoxville's Community Development Corporation). The former Rule High School is located to the west, which has been slated for demolition. The surrounding neighborhood is primarily comprised of small, single-family residential lots, many of which are undeveloped.		

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

Street:

1800 VERMONT AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)		
Former Zoning:			
Requested Zoning:	RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
Previous Requests:			
Extension of Zone:	No, neither the plan designation nor the zoning would be an extension.		
History of Zoning:	None noted.		

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

Requested Plan Category: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

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 One Year Plan amendment to the MDR/O (Medium Density Residential/ Office) land use classification because it allows more flexibility while maintaining an appropriate transition of land use intensity. The HP (Hillside Protection) will be retained.
Staff Recomm. (Full):	
Comments:	ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):
	 CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: 1. The subject property is located in between a former high school campus with a CI (Civic Institutional) land use classification to the west, and the Western Heights multifamily community - classified as MDR (Medium Density Residential) - to the east. 2. Rule High School was closed in 1991 and demolition on the building began this year. There is a Knox County Schools grounds maintenance warehouse and training facility that continues to operate on the northeast side of the insitutional campus. 3. The proposed MDR/O (Medium Density Residential/Office) land use classification on the subject property provides an appropriate transition of land use intensity between the Western Heights residential community and the types of public and quasi-public uses that are considered within the CI designation. 4. The subject property is part of the Western Heights campus, which includes community open space amenities as well as a Boys and Girls Club. The property has sidewalks on Vermont Avenue and Maryland Avenue, and it is walking distance from several bus stops. These conditions support consideration of MDR/O at this location.
	AN ERROR IN THE PLAN: 1. The current MDR land use classification on the subject parcel is not the result of an error, but the property also meets many of the location criteria for MDR/O. Such criteria include being near community activity nodes and being in an area on or near corridors served by transit and sidewalks.
	 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. There was a significant change in the development pattern of this area when 248 affordable units were demolished in 2011. The proposed land use amendment would expand the range of zoning districts that can be considered for residential infill. 2. Other public improvements are planned to occur as part of the ongoing Western Heights Transformation Plan, developed by KCDC in 2021 with federal funding and City and community support.
	A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN: 1. There are not specific changes in public policy pertaining to the proposed MDR/O classification.
	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 is no new information or studies specific to the MDR/O land use, but it is noteworthy that the subject parcel comprises the first phase of the Western Heights Transformation implementation plan to

	develop new affordable housing and community benefits.			
	OTHER CONSIDERATIONS: 1. The MDR/O land use classification cites the same location critieria and allows the same zones as the MDR land use class, but expands upon the MDR class by allowing a wider range of residential zones (from RN-3 to RN-6) and the O (Office zone).			
Action:	Approved		Meeting Date:	7/13/2023
Details of Action:				
Summary of Action:	Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/ Office) land use classification because it allows more flexibility while maintaining an appropriate transition of land use intensity. The HP (Hillside Protection) will be retained.			
Date of Approval:	7/13/2023	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:			
	LEGISLA	ATIVE ACTION AND D	ISPOSITION	
Legislative Body:	Knoxville City Council			
Date of Legislative Action:	8/8/2023 Date of Legislative Action, Second Reading: 8/22/2023			
Ordinance Number:		Other Ordina	ance Number References:	O-128-2023
Disposition of Case:	Approved	Disposition	of Case, Second Reading:	Approved
If "Other":		If "Other":		
Amendments:		Amendment	s:	
Date of Legislative Appeal:	Effective Date of Ordinance:			