# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### CENTRAL CITY SECTOR PLAN AMENDMENT



**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

Access ibility: 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 Residential, 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 Limits)

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.

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## 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: Je

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the sector 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:

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 property is part of the Western Heights community, which has a land use classification of MDR (Medium Density Residential). The Western Heights campus provides affordable housing and services through the property owner, Knoxville's Community Development Corporation (KCDC). In 2021, the subject property was cleared of its 21 multifamily buildings and approved for right-of-way closure of Testerman Drive, which crosses the southwest portion of the parcel (3-B-11-SC). This portion of Western Heights has now been vacant for 13 years, and is primed for residential infill.
- 2. In 2021, KCDC was awarded a \$40 million federal grant from the Department of Housing and Urban Development to implement its Transforming Western Plan, a community-driven vision for new affordable housing and community amenities, developed in partnership with over 65 organizational stakeholders and the City. The subject property is the location for the first phase of this housing construction plan.
- 3. To the northwest of the subject parcel is the former Rule High School, which is currently undergoing demolition. Mixed-use development has been considered in its place, but no formal plans have been announced by the County. The former school campus has a CI (Civic Institutional) land use classification, which includes an active Knox County School Grounds Maintenance Warehouse and workforce training facility. The CI classification exclusively permits the INST (Institional) zoning district, which considers public/quasi-public land uses such as schools, hospitals and social service facilities. Northwest of the CI campus is a running track with a PP (Public Parks and Refuges) land use classification.
- 4. The subject parcel's location in between the rest of the MDR-designated Western Heights community and the CI-designated former school campus makes the requested MDR/O (Medium Density Residential/Office) land use classification an appropriate transition between these land use intensities.

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

1. There are no new roads or utilities present, but existing infrastructure can accommodate more intensive residential infill.

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

1. The current MDR (Medium Density Residential) land use classification is not the result of an error, but MDR/O could have been considered for the subject parcel in light of the property's location between CI and MDR land use designations.

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

1. This area includes the Western Heights and Beaumont neighborhoods, which were designed for

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more residential density than currently exists. Many lots, including the subject property, are vacant or undeveloped, even though there is ample infrastructure capacity in the area. This context supports the MDR/O designation, which enables consideration of more intensive residential zoning districts for urban infill.

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 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.

Action: Approved Meeting Date: 7/13/2023

**Details of Action:** 

Summary of Action: Approve the sector 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?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/8/2023 Date of Legislative Action, Second Reading: 8/22/2023

Ordinance Number: Other Ordinance Number References: O-127-2023

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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