

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-C-23-SU
Application Filed: 5/31/2023
Applicant: JIM ODLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South of Gleason Dr, west of Morrell Rd, east of Silver Maple Ln
Other Parcel Info.:
Tax ID Number: 120 K B 003, 006 **Jurisdiction:** City
Size of Tract: 7.11 acres
Accessibility: Access is via Gleason Drive, a minor arterial street with a 60-ft pavement width within an 85-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Removal of the © designation indicating a previously approved planned district **Density:**
Sector Plan: West City **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is part of the Deane Hill Apartment development in an area comprised of multifamily and single family residential neighborhoods. A large service-oriented commercial node including West Town Mall is located directly to the north.

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

Street: 7720 GLEASON DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (C) (General Residential Neighborhood, previously approved planned district), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 (Planned Residential) with a density of 12 du/ac in 1991 when the property was annexed by the City (6-I-91-91).

PLAN INFORMATION (where applicable)

DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. Removing the former planned district designation is not anticipated to cause adverse impact on adjacent properties. Any potential residential development would adhere to the RN-5 dimensional standards and other relevant zoning criteria to protect adjacent properties.

B. The property is within the HP (Hillside Protection) overlay, but most of the property was cleared and graded prior to the adoption of the overlay district. Any further development would likely occur in the area that has been previously disturbed, and would not impact the forest buffer along the south and west sides.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Since Gleason Drive is an arterial street with adequate pavement width, it can easily accommodate an increase in traffic should more residential density be pursued here.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There is a blue-line stream running across the south end of the parcel. City Engineering would enforce a minimum 30-ft buffer on either side of the stream if further development was considered there. There are no other aspects of the property that may pose a potential risk to the multifamily community.

Action: Approved **Meeting Date:** 7/13/2023

Details of Action:

Summary of Action: Approve the request to remove the previously approved planned district (C) designation because the property is in harmony with the intent of the current zoning code and adopted plans for the area.

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-130-2023

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**