

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 7-E-20-SP                      Related File Number: 7-G-20-RZ  
Application Filed: 5/26/2020              Date of Revision:  
Applicant: DENNIS LANIER

## PROPERTY INFORMATION

General Location: East side of W Martin Mill Pike, North of Hialeah Drive  
Other Parcel Info.:  
Tax ID Number: 123 A F 3501                      Jurisdiction: City  
Size of Tract: 1.16 acres  
Accessibility: Access is via W. Martin Mill Pike, a minor arterial, with a pavement width of 23.5 feet within a right-of-way width of 70' feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: Multi-family residential.  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: South City                      Sector Plan Designation: LDR (Low Density Residential)  
Growth Policy Plan: Inside City Limits  
Neighborhood Context: The area is primarily a mix of single-family residential and multi-family residential within a walking distance of transit.

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

Street: 4612 W. Martin Mill Pk.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)  
Former Zoning:  
Requested Zoning: RN-4 (General Residential Neighborhood)  
Previous Requests: None noted  
Extension of Zone: No  
History of Zoning: None noted.

## 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.):

Adopt resolution #7-E-20-SP amending the South City Sector Plan to MDR (Medium Density Residential) because consistent with the surrounding development pattern per attached resolution, Exhibit A.

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. Existing land use in this area includes a mix of single family residential and multifamily residential.

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 is no obvious or significant error or omission in the plan for this area.

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

1. This area is within the City of Knoxville and the surrounding development consists largely of a mix of single family and multi-family residential.

2. This area is also with 1/10 of a mile of a transit stop.

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: 7/9/2020

Details of Action:

Summary of Action:

Adopt resolution #7-E-20-SP amending the South City Sector Plan to MDR (Medium Density Residential) because consistent with the surrounding development pattern per attached resolution, Exhibit A.

Date of Approval:

7/9/2020

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: 8/11/2020

Date of Legislative Action, Second Reading: 8/25/2020

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

O-127-2020

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**