

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-F-24-PA **Related File Number:** 7-O-24-RZ
Application Filed: 5/28/2024 **Date of Revision:** 6/28/2024
Applicant: COMMERCIAL REDEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side of Sevier Ave, North of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 109 F M 020, 021 **Jurisdiction:** City
Size of Tract: 0.51 acres
Accessibility: Access is via Sevier Avenue, a major collector street with a pavement width of 20.5 ft within a 41-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This portion of the South Haven neighborhood primarily comprises single family and multi-family residential uses extending around a neighborhood commercial node.

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

Street: 3514 SEVIER AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No, this is not an extension of the plan designation or zoning district.
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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the subject property. However, the MDR classification can be considered here since this will provide a buffer between the Low Density Residential classification to the north and Neighborhood Commercial classification to the south.

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. Between 2022-2024, the Lancaster Drive Sidewalk Project (\$1.5-million Capital Improvement Project) enhanced the nearby intersection of Sevier Avenue and Sevierville Pike. New sidewalks were constructed along Lancaster Drive to connect to the Urban Wilderness and Baker Creek Preserve and a new bus shelter pad was created for the existing transit route along Sevier Avenue.
- 2. Prior to these, the Urban Wilderness Gateway Park within a quarter mile south of the subject parcels has undergone major enhancement pertaining to park amenities, the roadway and greenway, and a streetlight and utility infrastructure. These changes support the intended environment for medium density residential uses.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. The City recently developed a housing strategy update to inform how to address the increased demand for housing. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The MDR classification is consistent with development in the area.

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 are no new studies or plans specific to this area or the MDR land use that apply to this request.

ADDITIONAL CONSIDERATIONS:

- 1. The properties are located on a major collector street with transit access and near community amenities such as Dogwood Elementary, South-Doyle Middle, Ijams Nature Center, and several parks. It will provide a transitional area between residential and non-residential land use classifications, and the majority of the parcels have less than 15% slopes. With this, the properties meet the location criteria of the MDR classification.

Action:

Approved

Meeting Date: 7/11/2024

Details of Action:

Summary of Action:

Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.

Date of Approval: 7/11/2024

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: 8/6/2024

Date of Legislative Action, Second Reading: 8/20/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: