

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 1-C-25-SP Related File Number:
Application Filed: 11/6/2024 Date of Revision:
Applicant: LYNCH BUS LINES, LLC

PROPERTY INFORMATION

General Location: East side of N Burns Rd, northeast of Nash Rd, south of I-40
Other Parcel Info.:
Tax ID Number: 71 I B 01901 Jurisdiction: City
Size of Tract: 6.21 acres
Accessibility: Access is via N Burns Road, a local street with a pavement width which varies between 15 to 23 ft within a 22 to 30-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Transportation/Communications/Utilities
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: East City Plan Designation: LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This is a wooded area of the residential Town Hall East neighborhood that lies just east of the Pellham Park area. The property abuts the I-40 right-of-way to the north, and is between Rutledge Pike to the west and N Chilhowee Drive to the east.

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

Street: 552 N BURNS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: I-G (General Industrial)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category: LI (Light Industrial)

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.):

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. The subject property is part of the established Town Hall East residential neighborhood, and its only access is at the end of N Burns Road, a 15-ft wide local street. There have been no capital improvements to road or utility infrastructure that support the requested sector plan amendment from the LDR (Low Density Residential) to the LI (Light Industrial) land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR status is consistent with this property's location in a single-family residential neighborhood. This designation is not the result of an error or omission in the East City Sector Plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no new government policies that support the LI land use classification at the end of a narrow residential street.

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

1. While there is industrial activity occurring nearby to the west across Spring Hill Road, those I-G-zoned properties have more direct access to I-40 and do not necessarily impact the residential neighborhood south of it with heavy trucking traffic. This is not the case at the subject property's location, where the only access is through residential streets accessing lots within the Hillside Protection area.

Action:

Denied

Meeting Date: 2/13/2025

Details of Action:

Summary of Action:

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.

Date of Approval:

Date of Denial: 2/13/2025

Postponements: 1/9/2025

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: