

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH CITY SECTOR PLAN AMENDMENT



File Number: 10-D-24-SP Related File Number:
Application Filed: 8/22/2024 Date of Revision:
Applicant: JIM ODLE

PROPERTY INFORMATION

General Location: South side of Lifespring Ln, west side of Washington Pike
Other Parcel Info.:
Tax ID Number: 49 10304 Jurisdiction: City
Size of Tract: 3.02 acres
Accessibility: Access is via Lifespring Lane, a median-divided local street with a pavement width of 14 ft on each sides within a 65-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North City Plan Designation: O (Office)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area is characterized by a mix of single-family and multi-family residential developments among large vacant or forested lands. There are commercial and office uses nearby along Washington Pike to northeast and southwest.

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

Street: 0 Lifespring Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning: C-N (Neighborhood Commercial)
Previous Requests:
Extension of Zone: Yes, this would be an expansion from the north side.
History of Zoning: The property was part of larger area rezoning requests several times. 1988: A, RB to CA (4-H-88-RZ, request denied by County Commission); 1996: A, RB to PR at 4 du/ac (11-N-96-RZ, approved); 2004: I, RB, PR to SC, OA, PR at 5 du/ac (9-I-04-RZ, approved); 2007 governmental rezoning after annexation to the City: No zone to RP-1, SC-1, O-3, C-4(k), R-1, A-1 (11-N-07-RZ, approved).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)

Requested Plan Category: NC (Neighborhood Commercial)

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 NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.

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. Lifespring Lane, a median-divided local street that provides access to the subject parcel as well as three other properties in the Arlington Place development, was constructed in 2016.
- 2. The Washington Pike improvement project (projected bid date: January 2026) proposes five driving lanes with shared paths for bikes and pedestrians at this section of the minor arterial street that will further improve the connectivity of this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no apparent errors or omissions in the North City Sector Plan with regard to the subject property. However, the NC classification would be an extension of this classification from the north side.

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

- 1. There are no known changes in government policy pertaining to this area.

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

- 1. This section of Washington Pike has a mix of residential, commercial, public/quasi-public uses with a few office uses mixed in. Recent developments include a church and an assisted living facility west of the subject parcels (developed between 2016-2018) and a dollar store and a storage facility at the commercial node to the north (constructed in approximately 2016 and 2022, respectively). Extension of the NC classification would allow uses that are consistent with the development trends in the area.

Action: Approved

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.

Date of Approval: 10/3/2024

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: 11/26/2024

Ordinance Number:

Disposition of Case: Denied

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: