

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 10-H-22-SP                      Related File Number:  
Application Filed: 8/22/2022              Date of Revision:  
Applicant: RIVERS EDGE II, LLC

## PROPERTY INFORMATION

General Location: north side of Hillwood Dr, west side of Island Home Ave  
Other Parcel Info.:  
Tax ID Number: 95 O D 019                      Jurisdiction: City  
Size of Tract: 4.46 acres  
Accessibility: Access is via Hillwood Drive, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:    Density:  
Sector Plan: South City                      Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This area is primarily vacant, forested and previously disturbed areas between multifamily, office and single family residential uses in the South Waterfront area.

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

Street: 0 HILLWOOD DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: SW-2 (South Waterfront), HP (Hillside Protection Overlay)  
Former Zoning:  
Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
Previous Requests:  
Extension of Zone: No, but MDR is adjacent.  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection)  
Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

## **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.):

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because is consistent with adjacent development.

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. In 2008 and 2022, rezonings have occurred along this side of the railroad tracks to permit consideration of multi-family development. This proposed one year plan amendment continues to recognize that transition.
2. There have been capital improvements in the area along the riverfront, including improvements to Island Home Avenue that included installation of bike lanes, a bus top, sidewalks and benches. However, the subject property is separated by the railroad tracks and only has street frontage along Hillwood Avenue.

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

1. The City has been holding community meetings regarding a proposed redesign for Hillwood Avenue because of its existing challenging conditions and a redesign and improvements to Hillwood Avenue are anticipated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Although there is not an obvious error in the plan, this area was not included as part of the South Waterfront vision plan. The parcel aligns more with Hillwood Avenue than the South Waterfront area and is across the railroad tracks from the parcels that front on Island Home Avenue.

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

1. This area is located in a transitional area between the more intensely developed South Waterfront along Island Home Avenue and the low density residential zoned areas to the south along Hillwood Drive.
2. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an expansion of a RN-5 zoning could enable.

Action:

Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because is consistent with adjacent development.

Date of Approval:

Date of Denial:

Postponements: 10/6/2022

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action: 12/13/2022

Date of Legislative Action, Second Reading: 1/10/2023

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

O-9-2023

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**