

# CASE SUMMARY

## APPLICATION TYPE: *PLAN AMENDMENT*

### SOUTH CITY SECTOR PLAN AMENDMENT



<b>File Number:</b> 3-A-25-SP	<b>Related File Number:</b> 3-I-25-RZ
<b>Application Filed:</b> 1/28/2025	<b>Date of Revision:</b>
<b>Applicant:</b> DANIEL LEVY	

### **PROPERTY INFORMATION**

**General Location:** Southwest side of Atchley St, north and east sides of Carmichael St

**Other Parcel Info.:**

**Tax ID Number:** 109 A C 008,009,010,017,018,019,021,022      **Jurisdiction:** City

**Size of Tract:** 2.85 acres

**Accessibility:** Access is via Atchley street, a local street with a pavement width which varies between 25 ft and 30 ft within a 45 ft right-of-way. Access is also via Carmichael street, a local street with a pavement width of 20 ft within a 40 ft right-of-way.

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Office, Industrial (Manufacturing)

**Surrounding Land Use:**

**Proposed Use:**      **Density:**

**Planning Sector:** South City      **Plan Designation:** LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use-S)

**Growth Policy Plan:** N/A (Within City Limits)

**Neighborhood Context:** This area is in the south waterfront area and is part of a transition area between the commercial uses along Sevier Avenue to the north and residential lots to the south. Many of the residential properties to the south remain vacant. This area is also marked by steep slopes.

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

**Street:** 2201 ATCHLEY ST

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** I-G (General Industrial), HP (Hillside Protection Overlay)

**Former Zoning:**

**Requested Zoning:** I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay)

**Previous Requests:**

**Extension of Zone:** Not an extension of the sector plan designation of zoning district.

**History of Zoning:** None noted.

### **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential), MU-SD, SC-2 (Mixed Use Special District, Potential Addition to the South Waterfront District), HP (Hillside Protection)

**Requested Plan Category:** SWMUD II (South Waterfront Mixed Use District Type 2), 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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because it is consistent with surrounding development and aligns land use plans. 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 Sevier Avenue Roadway Project is currently under construction. It will provide a new intersection roundabout, a railroad crossing, and drainage and streetscape improvements. This will be paired with the Sevier Avenue Utility Conduit & Duct Bank Project to transition overhead utilities underground. These capital improvements will benefit the South Waterfront area, which includes the subject property.
2. These major public infrastructure projects support the requested SWMUD II (South Waterfront Mixed Use Special District Type 2) land use classification, which is intended to allow a diverse range of uses and development intensities as an extension of the South Waterfront Form-Based Code (Article 7.1).

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The South City Sector Plan and the One Year Plan are currently not aligned on this property. Most of the subject property is designated as MU-SD, SC-2, which is a Mixed-Use Special District for a "Potential Addition to the South Waterfront District," and two of the lots are designated as LDR (Low Density Residential). The One Year Plan classification for the entire property is SWMUD II, which is a more contemporary classification for the expansion of South Waterfront development. The requested sector plan amendment will correct this misalignment.

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

1. The SWMUD II land use classification reflects the City's decision to accommodate more intensive development in the South Waterfront community commensurate with infrastructure improvements and growing amenities.

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

1. The South Waterfront community is one of the fastest developing areas of the City. This is due in part to the form-based code, which emphasizes building design and mixed-use pedestrian orientation consistent with the South Waterfront Vision Plan over specific uses.

**Action:** Approved

**Meeting Date:** 3/13/2025

**Details of Action:**

**Summary of Action:** Approve the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because it is consistent with surrounding development and aligns land use plans. The HP (Hillside Protection)

area would be retained.

**Date of Approval:**

3/13/2025

**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:** 4/1/2025

**Date of Legislative Action, Second Reading:** 4/29/2025

**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:**