

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-C-24-PA Related File Number: 7-D-24-RZ
Application Filed: 5/28/2024 Date of Revision:
Applicant: KOKILA ESTATES, LLC

PROPERTY INFORMATION

General Location: North side of Essary Dr, west side of Jacksboro Pike
Other Parcel Info.:
Tax ID Number: 58 D K 020, 022 Jurisdiction: City
Size of Tract: 1.34 acres
Accessibility: One parcel is accessed via Essary Drive, a major collector street with a pavement width of 20.5 ft within a 102-ft right-of-way. The other parcel is accessed via Jacksboro Pike, a major collector street with a pavement width of 21 ft within a 34-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: North City Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The property is located in Fountain City north of the Historic Gibbs Drive neighborhood. The area is primarily comprised of single family detached homes and duplexes. Central High School is located in the next block to the west side.

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

Street: 5303 JACKSBORO PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests:
Extension of Zone: No, this would not be an extension.
History of Zoning: In 1983, the property was rezoned from R-2 (General Residential) to R-1 (Low Density Residential) as part of a government rezoning for a larger area (10-N-83-RZ). In 1986, the property was rezoned back to R-2 (7-G-86-RZ).

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.): Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.
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.

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. There have not been any significant changes in the development pattern since the 1990s. Also, no known major public infrastructure improvement has occurred in recent times.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:
1. There has been no change in public policy pertaining to this 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.

Action: Withdrawn **Meeting Date:** 8/8/2024
Details of Action: Withdrawn
Summary of Action: Withdrawn
Date of Approval: **Date of Denial:** **Postponements:** 7/11/2024
Date of Withdrawal: 8/8/2024 **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: **Disposition of Case, Second Reading:**
If "Other": **If "Other":**

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: