



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-E-20-SP

AGENDA ITEM #: 14

AGENDA DATE: 7/9/2020

▶ **APPLICANT:** DENNIS LANIER
OWNER(S): Dennis Lanier

TAX ID NUMBER: 123 A F 3501

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 4612 W. Martin Mill Pk.

▶ **LOCATION:** East side of W Martin Mill Pike, North of Hialeah Drive

▶ **APPX. SIZE OF TRACT:** 1.16 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Inside City Limits

ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial, with a pavement width of 23.5 feet within a right-of-way width of 70' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

▶ **EXISTING LAND USE:** Multi-family residential.

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)

South: Single family residential - LDR (Low Density Residential)

East: Single family residential - LDR (Low Density Residential)

West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT The area is primarily a mix of single-family residential and multi-family residential within a walking distance of transit.

STAFF RECOMMENDATION:

▶ **Adopt resolution #7-E-20-SP amending the South City Sector Plan to MDR (Medium Density Residential) because consistent with the surrounding development pattern per attached resolution, Exhibit A.**

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. Existing land use in this area includes a mix of single family residential and multifamily residential.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious or significant error or omission in the plan for this area.

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

1. This area is within the City of Knoxville and the surrounding development consists largely of a mix of single family and multi-family residential.
2. This area is also with 1/10 of a mile of a transit stop.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-G-20-RZ
7-C-20-PA

AGENDA ITEM #: 14
AGENDA DATE: 7/9/2020

▶ **APPLICANT:** DENNIS LANIER
OWNER(S): Dennis Lanier

TAX ID NUMBER: 123 A F 03501
JURISDICTION: Council District 1
STREET ADDRESS: 4612 W. Martin Mill Pk.

[View map on KGIS](#)

▶ **LOCATION:** East side of W. Martin Mill Pike, north of Hialeah Drive

▶ **TRACT INFORMATION:** 1.16 acres.

SECTOR PLAN: South City

GROWTH POLICY PLAN: Inside City Limits

ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial, with a pavement width of 23.5 feet within a right-of-way width of 70' feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Multi-family residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - LDR (Low Density Residential)
South: Single family residential - LDR (Low Density Residential)
East: Single family residential - LDR (Low Density Residential)
West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is primarily single-family residential with a few multi-family residential developments interspersed throughout the neighborhood.

STAFF RECOMMENDATION:

- ▶ **Approve the MDR (Medium Density Residential) designation because is compitable with the surrounding development.**

- ▶ **Approve RN-3 zoning because it is compatible with the surrounding development and consistent with the recommended plan amendment to MDR (Medium Density Residential).**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.
2. The location criteria for MDR (Medium Density Residential) is consistent with the characteristics of this 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. This area is consists primarily of a mix of low and medium density residential uses.
2. This area is within 1/10 of a mile of a transit stop.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There are no substantial changes to the existing area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The amendment to RN-3 (General Residential Neighborhood Zoning District) RN-3 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. RN-3 zoning for this property is consistent with the surrounding development.

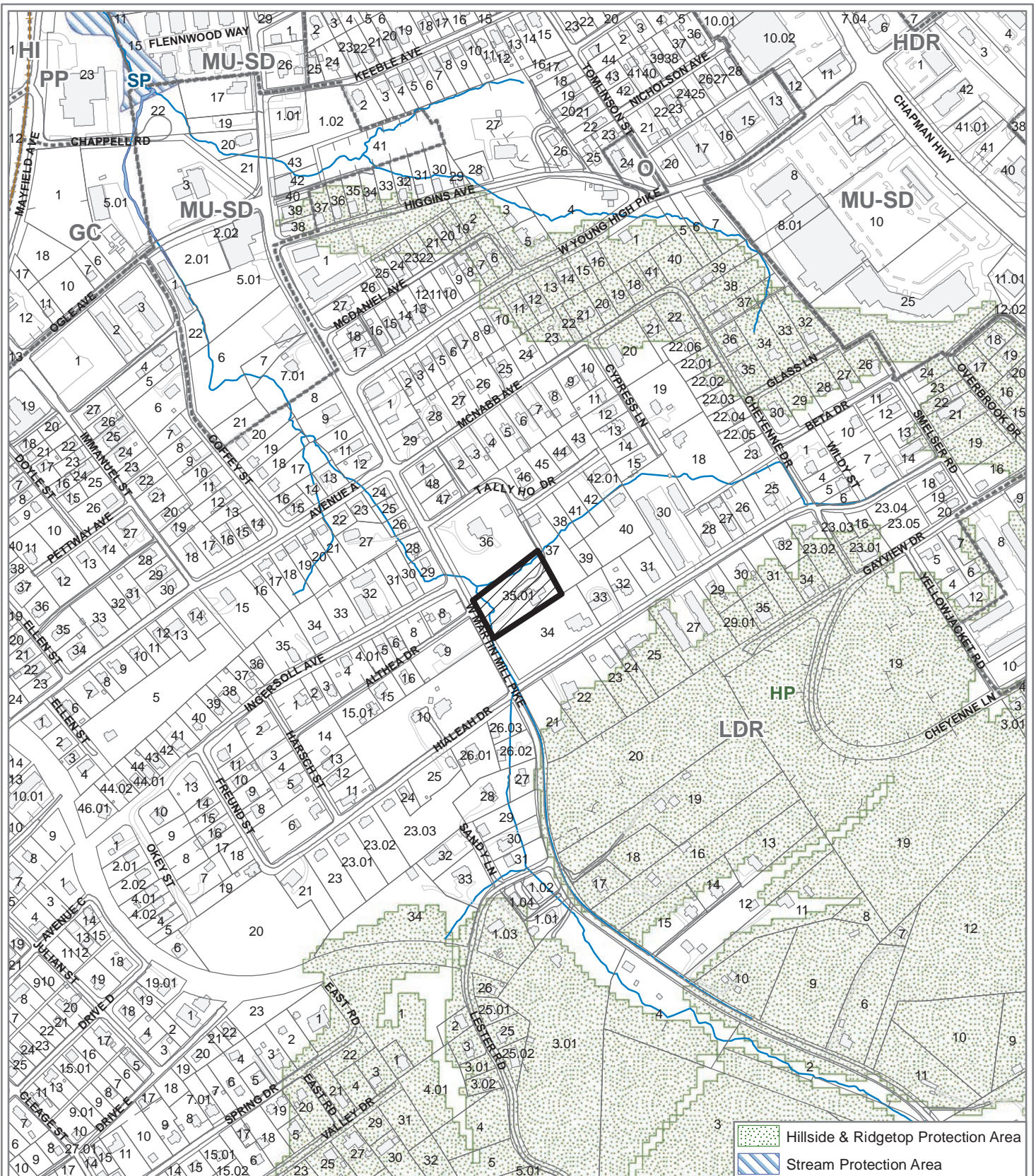
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The RN-3 zone is consistent with the recommended MDR (Low Density Residential) land use classification for this area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**7-E-20-SP
SOUTH CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)
To: MDR (Medium Density Residential)



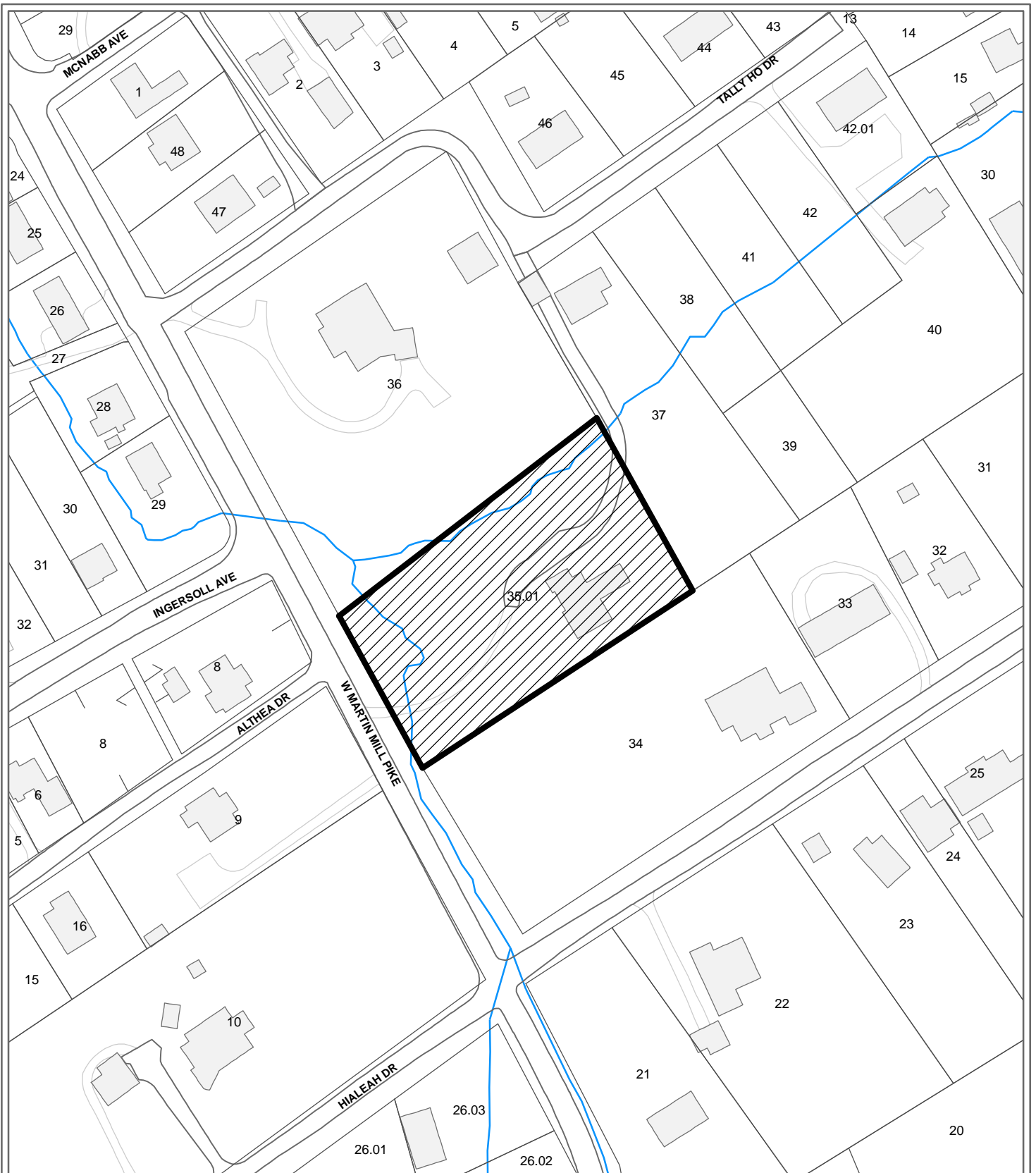
Original Print Date: 6/16/2020 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Dennis Lanier

Map No: 123

Jurisdiction: City





**7-C-20-PA / 7-G-20-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

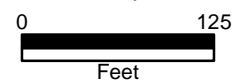


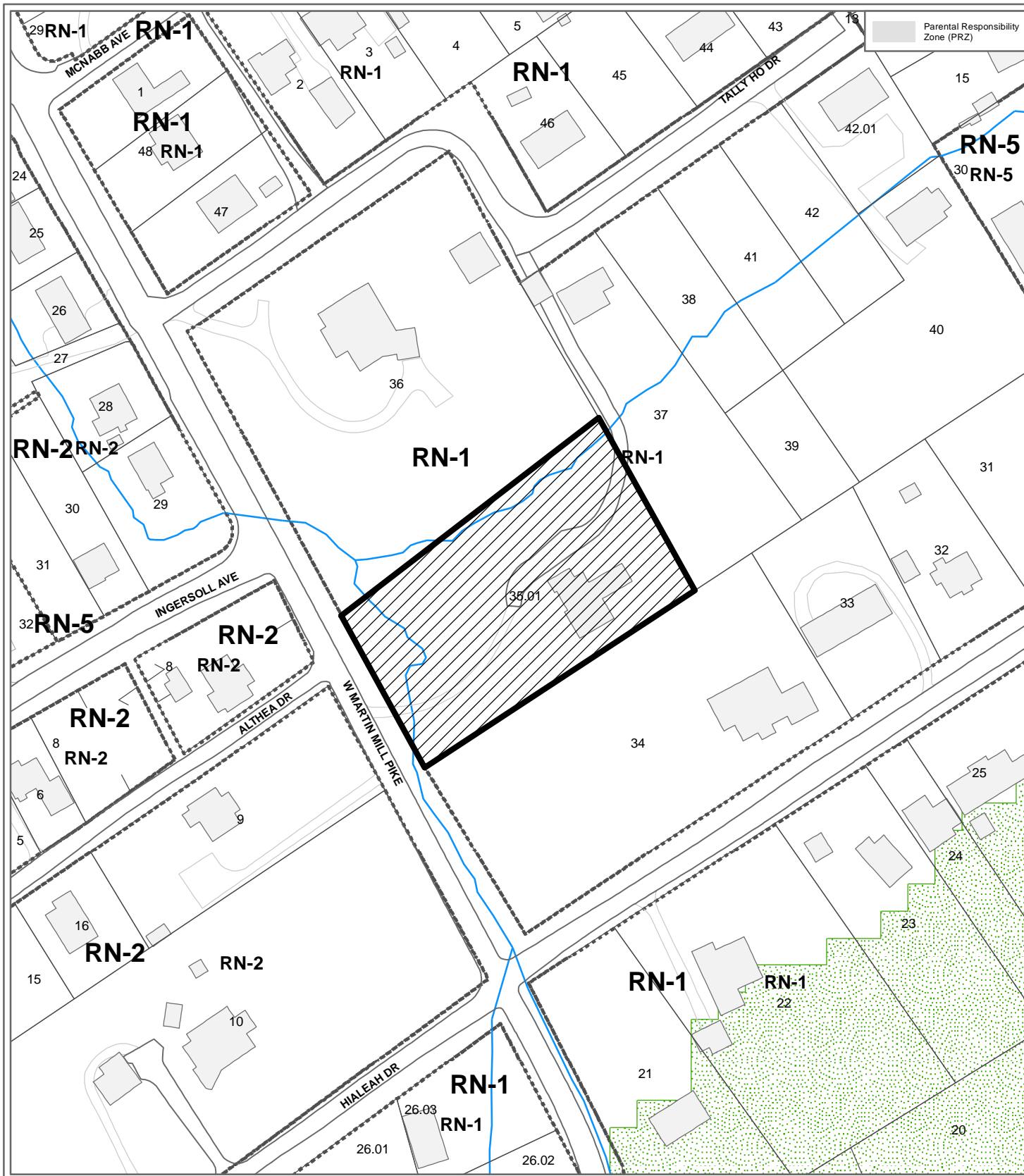
Petitioner: Dennis Lanier

Map No: 123

Jurisdiction: City

Original Print Date: 6/16/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





**7-G-20-RZ
REZONING**

From: RN-1 (Single-Family Residential Neighborhood)
To: RN-4 (General Residential Neighborhood)



Petitioner: Dennis Lanier

Map No: 123
Jurisdiction: City



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH CITY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Dennis Lanier has submitted an application to amend the Sector Plan from Low Density Residential to Medium Density, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of the amendment to the South City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 9, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South City Sector Plan, with its accompanying staff report and map, file #7-E-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

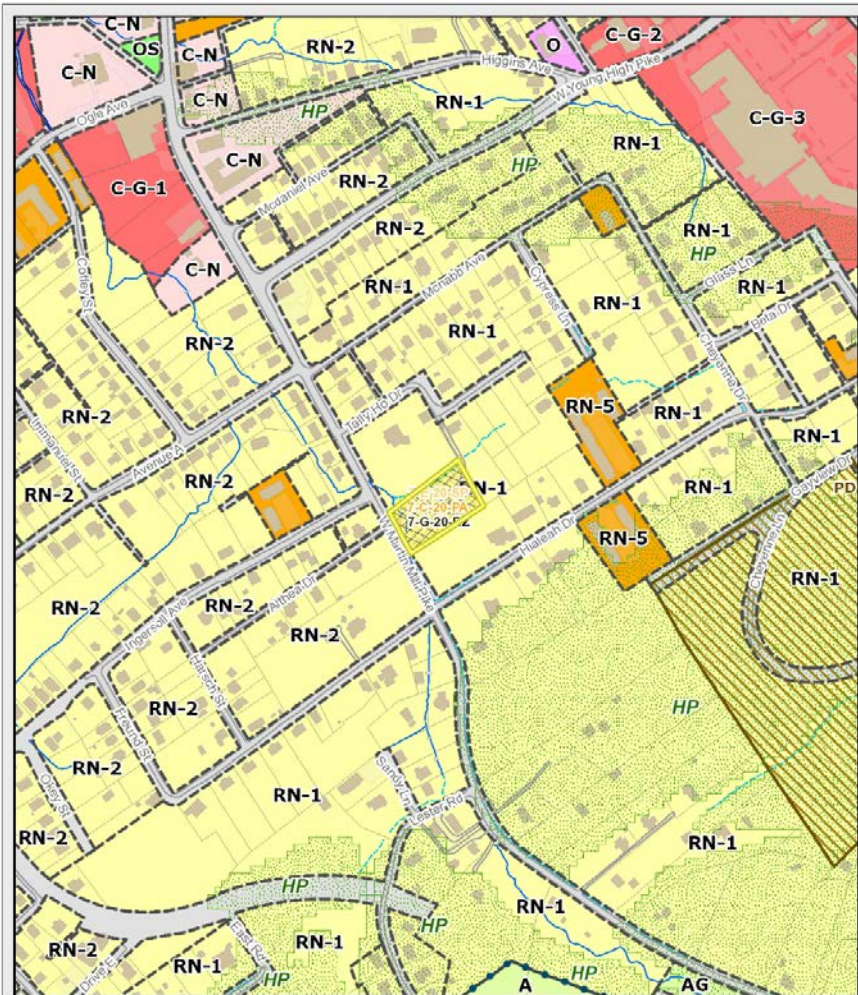
SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

_____ *Date*

_____ *Vice-Chair*

_____ *Secretary*

7-G-20-RZ / 7-C-20-PA / 7-E-20-SP: Exhibit B – Contextual Images

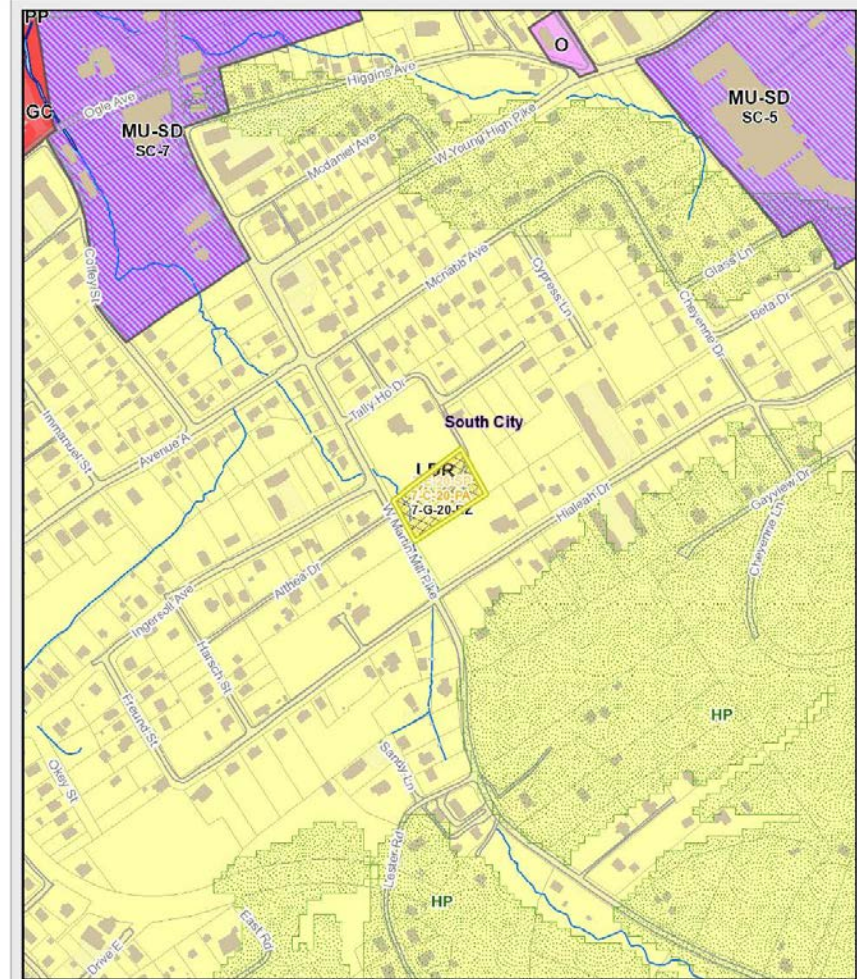


7-G-20-RZ / 7-C-20-PA / 7-E-20-SP
Zoning Map

0 200 400 800
Feet

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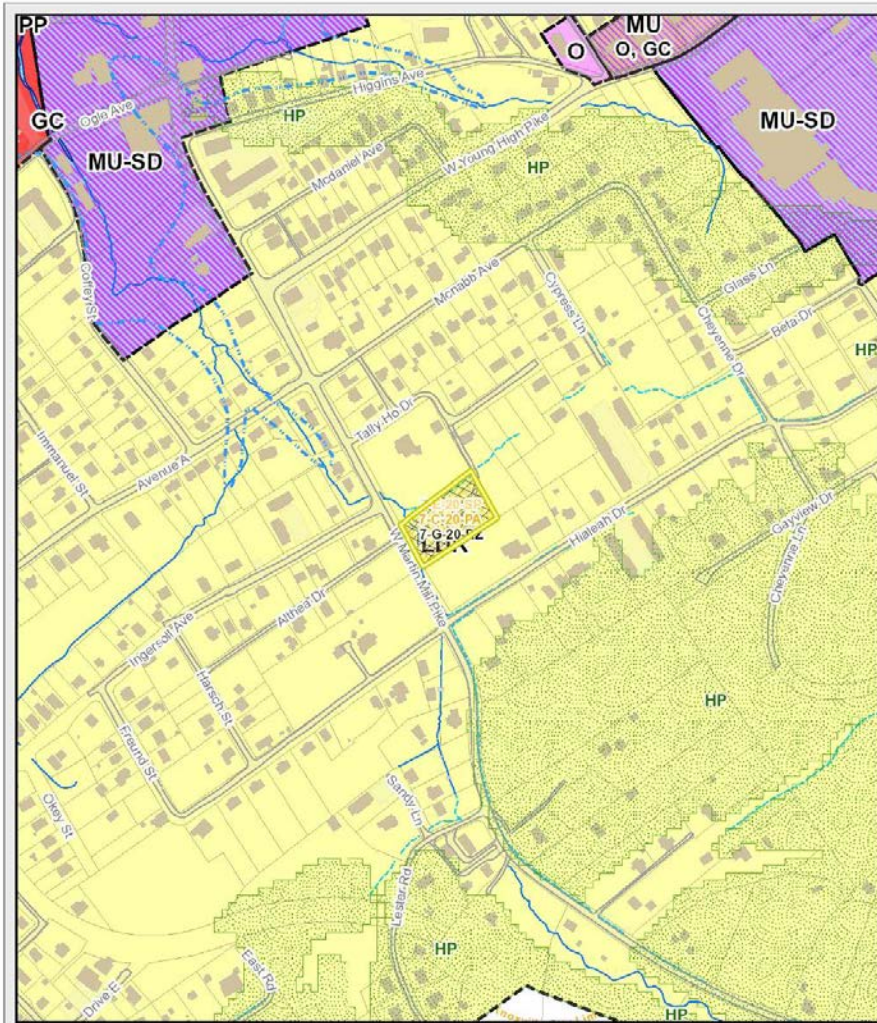
7-G-20-RZ / 7-C-20-PA / 7-E-20-SP
Sector Plan Map

0 200 400 800
Feet

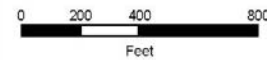
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7-G-20-RZ / 7-C-20-PA / 7-E-20-SP: Exhibit B – Contextual Images



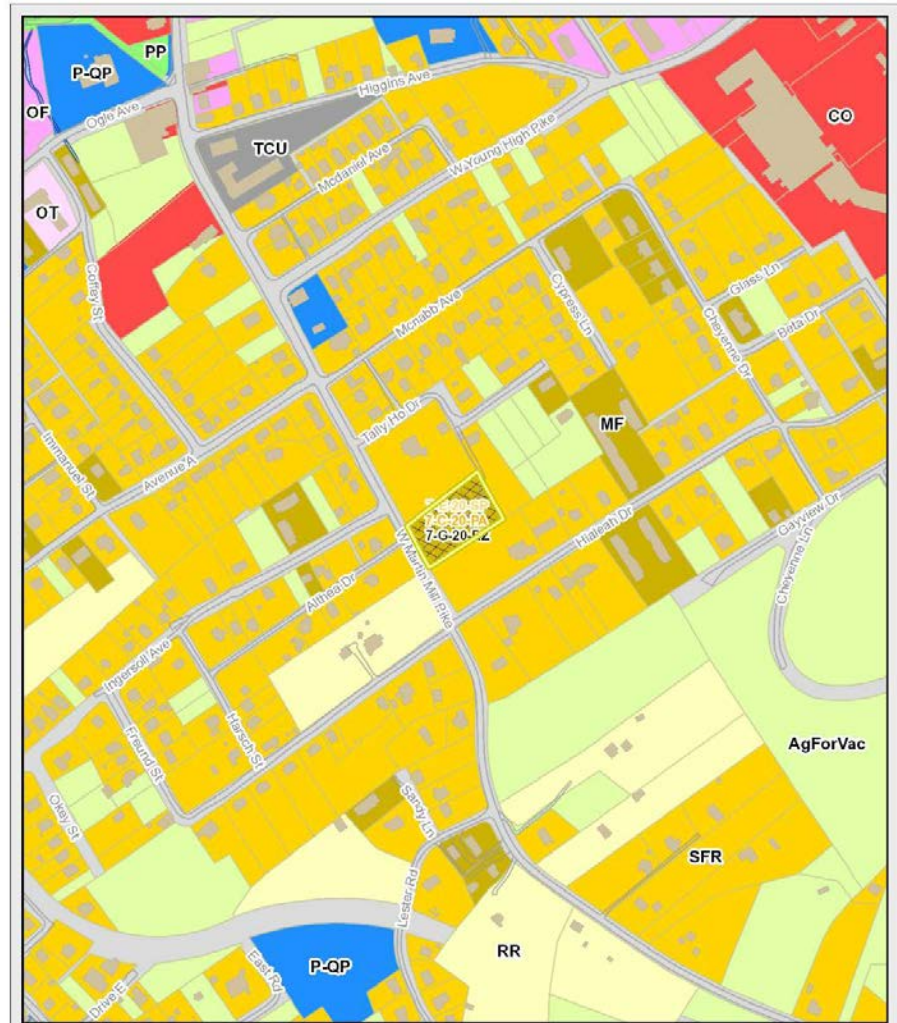
7-G-20-RZ / 7-C-20-PA / 7-E-20-SP
One Year Plan Map



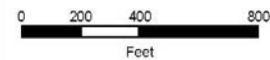
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7-G-20-RZ / 7-C-20-PA / 7-E-20-SP
Existing Land Use Map

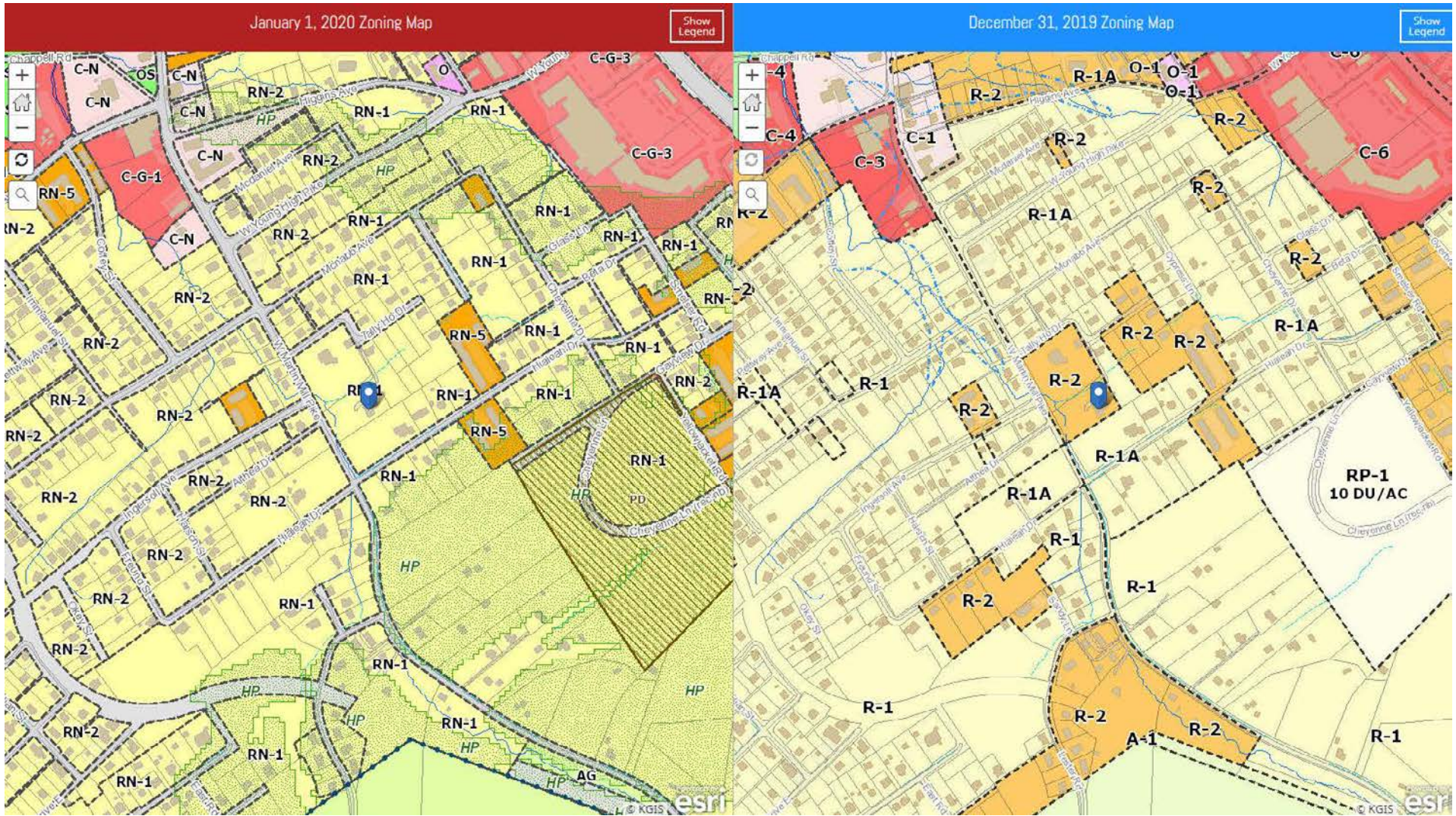


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7-G-20-RZ / 7-C-20-PA / 7-E-20-SP: Exhibit B – Contextual Images



RECEIVED*By Elizabeth Albertson at 12:26 pm, May 26, 2020***DEVELOPMENT REQUEST****DEVELOPMENT**

- Development Plan
 Planned Development
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Dennis Lanier

Applicant Name

5/20/2020

Date Filed

6/9/2020

Meeting Date (if applicable)

Affiliation

7-E-20-SP

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Dennis Lanier

Name

4612 Martin Mill Pike

Company

Knoxville

TN

37920

Address

City

State

Zip

404-316-7924

dlanier89@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Dennis Lanier

4612 W Martin Mill Pike

404-316-7924

Owner Name (if different)

Owner Address

Owner Phone

4612 W Martin Mill Pike

123AF03501

Property Address

Parcel ID

E/s of W Martin Mill Pike, North of Hialeah Drive

1.16

General Location

Tract Size

District 1

RN-1

Jurisdiction (specify district above)

- City County

Zoning District

South City

LDR (Low Density Residential)

Inside City Limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Multifamily

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

RECEIVED

By Elizabeth Albertson at 12:27 pm, May 26, 2020

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: RN-4
Proposed Zoning

Plan Amendment Change: MDR (Medium Density Residential)
Proposed Plan Designation(s)

One Year Plan Amendment to MDR (Medium Density Residential)

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

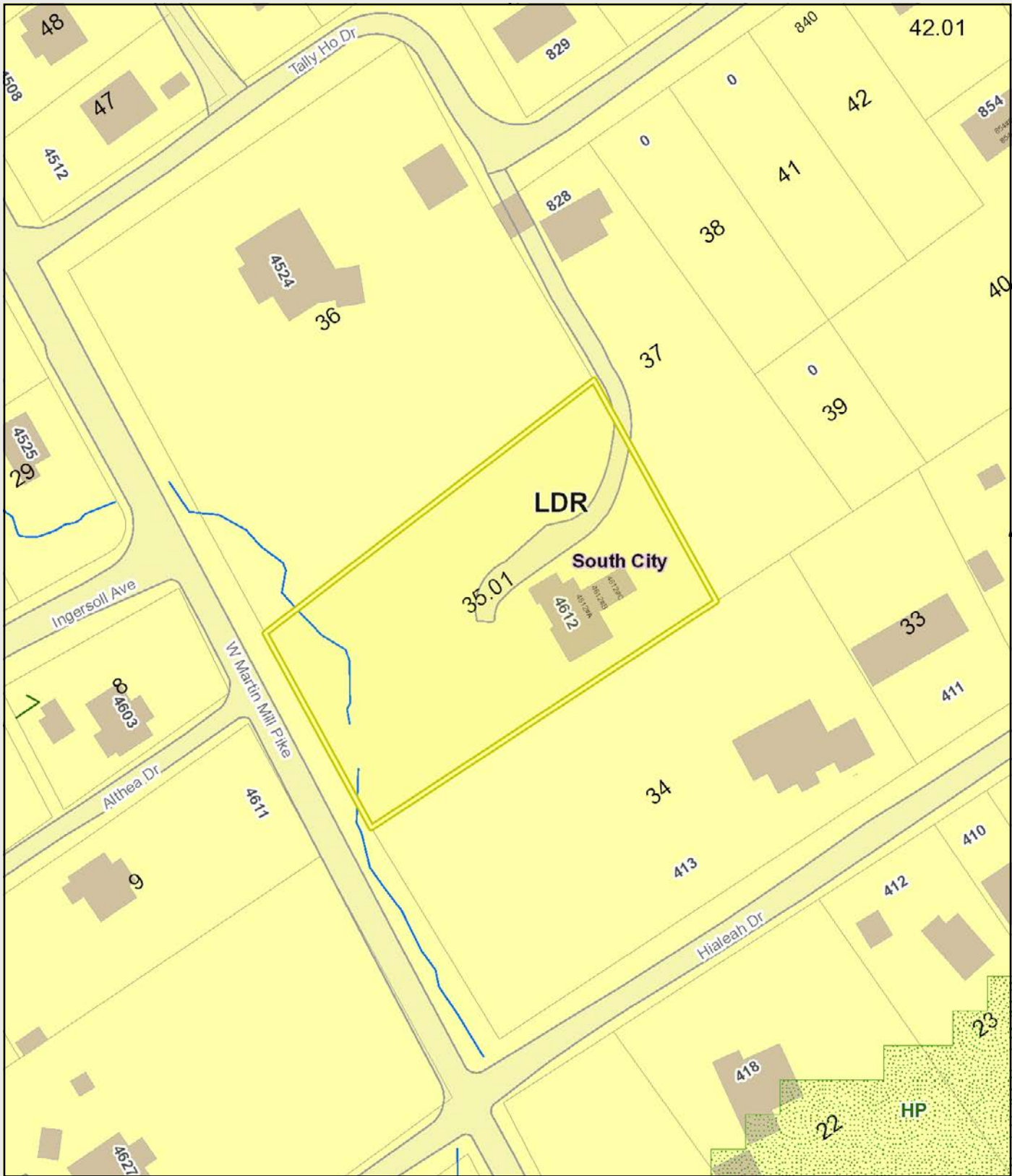
Other (specify): One Year Plan Amendment to MDR (Medium Density Residential)

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL: Waived
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Waiver per GG // 2 year	
	ATTACHMENTS	FEE 2:	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		FEE 3:	
ADDITIONAL REQUIREMENTS			
<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>)			
<input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>)			
<input type="checkbox"/> Traffic Impact Study			

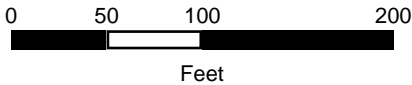
AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

<u>Dennis Lanier</u>	Dennis Lanier	5/20/20
Applicant Signature	Please Print	Date
404-316-7924	dlanier89@gmail.com	
Phone Number	Email	
Elizabeth Albertson	Elizabeth Albertson	5/20/20
Staff Signature	Please Print	Date

Digitally signed by Elizabeth Albertson
Date: 2020.05.26 09:23:46 -04'00'



Sector Plan Map
Dennis Lanier



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**DEVELOPMENT REQUEST****DEVELOPMENT**

- Development Plan
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SUBDIVISION

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Dennis Lanier

Applicant Name	Affiliation
5/20/2020	7-G-20-RZ / 7-C-20-PA
Date Filed	File Numbers(s)
6/9/2020	
Meeting Date (if applicable)	

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Dennis Lanier

Name	Company	TN	37920
4612 W Martin Mill Pike	Knoxville		
Address	City	State	Zip
404-316-7924	dlanier89@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Dennis Lanier	4612 W Martin Mill Pike	404-316-7924
Owner Name (if different)	Owner Address	Owner Phone
4612 W Martin Mill Pike	123AF03501	
Property Address	Parcel ID	
E/s of W Martin Mill Pike, North of Hialeah Drive		1.16
General Location		Tract Size
District 1	RN-1	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
South City	LDR (Low Density Residential)	Inside City Limits
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Multifamily	N	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

RECEIVED

By Elizabeth Albertson at 12:27 pm, May 26, 2020

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: RN-4
Proposed Zoning _____

Plan Amendment Change: MDR (Medium Density Residential)
Proposed Plan Designation(s) _____

One Year Plan Amendment to MDR (Medium Density Residential)

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): One Year Plan Amendment to MDR (Medium Density Residential)

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

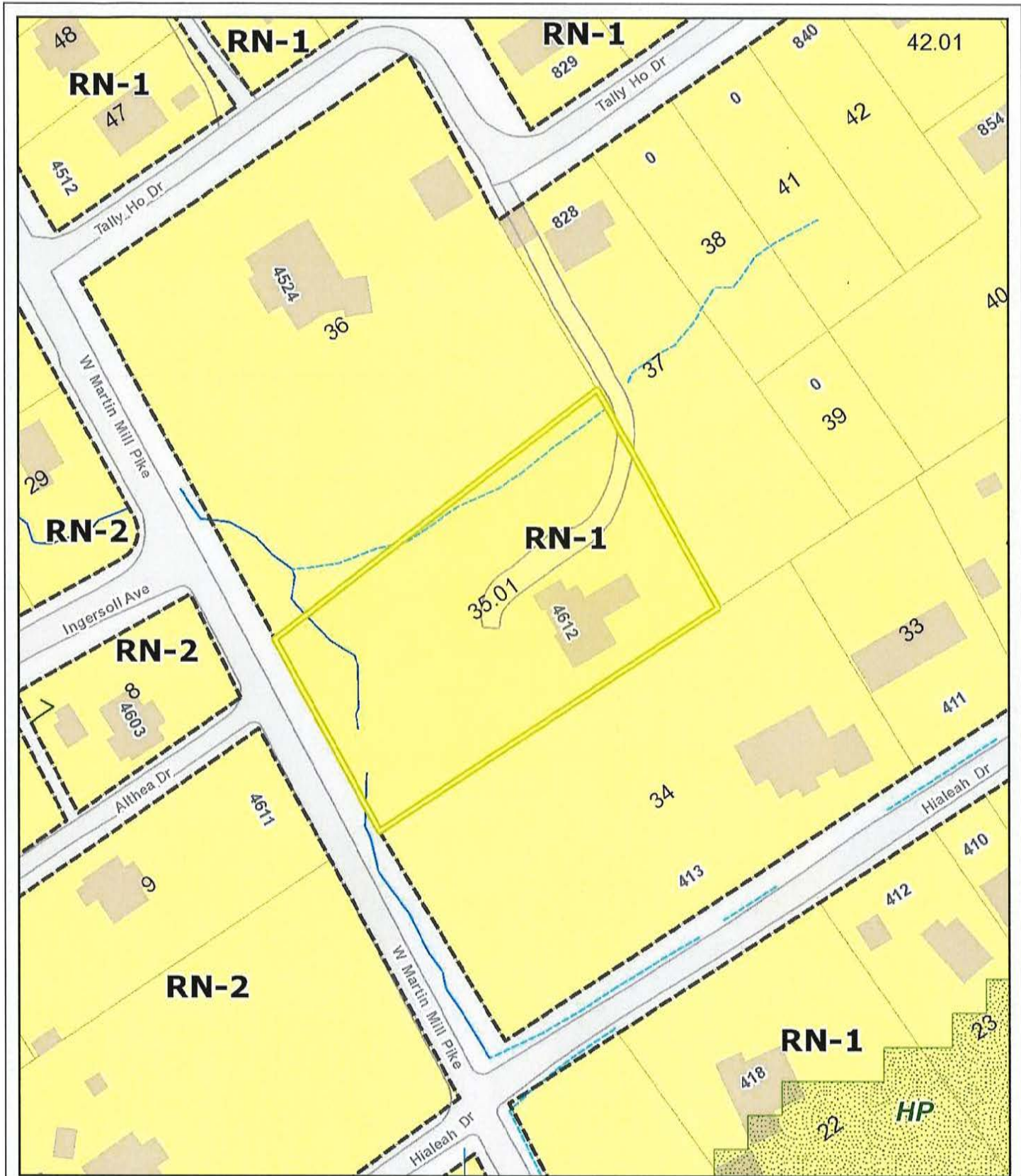
FEE 1:	TOTAL: Waived
Waiver per GG // 2 year	
FEE 2:	
FEE 3:	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

<u>Dennis Lanier</u>	Dennis Lanier	5/20/20
Applicant Signature	Please Print	Date
404-316-7924	dlanier89@gmail.com	
Phone Number	Email	
Elizabeth Albertson	Elizabeth Albertson	5/20/20
Staff Signature	Please Print	Date

Digitally signed by Elizabeth Albertson
Date: 2020.05.26 09:23:46 -04'00'



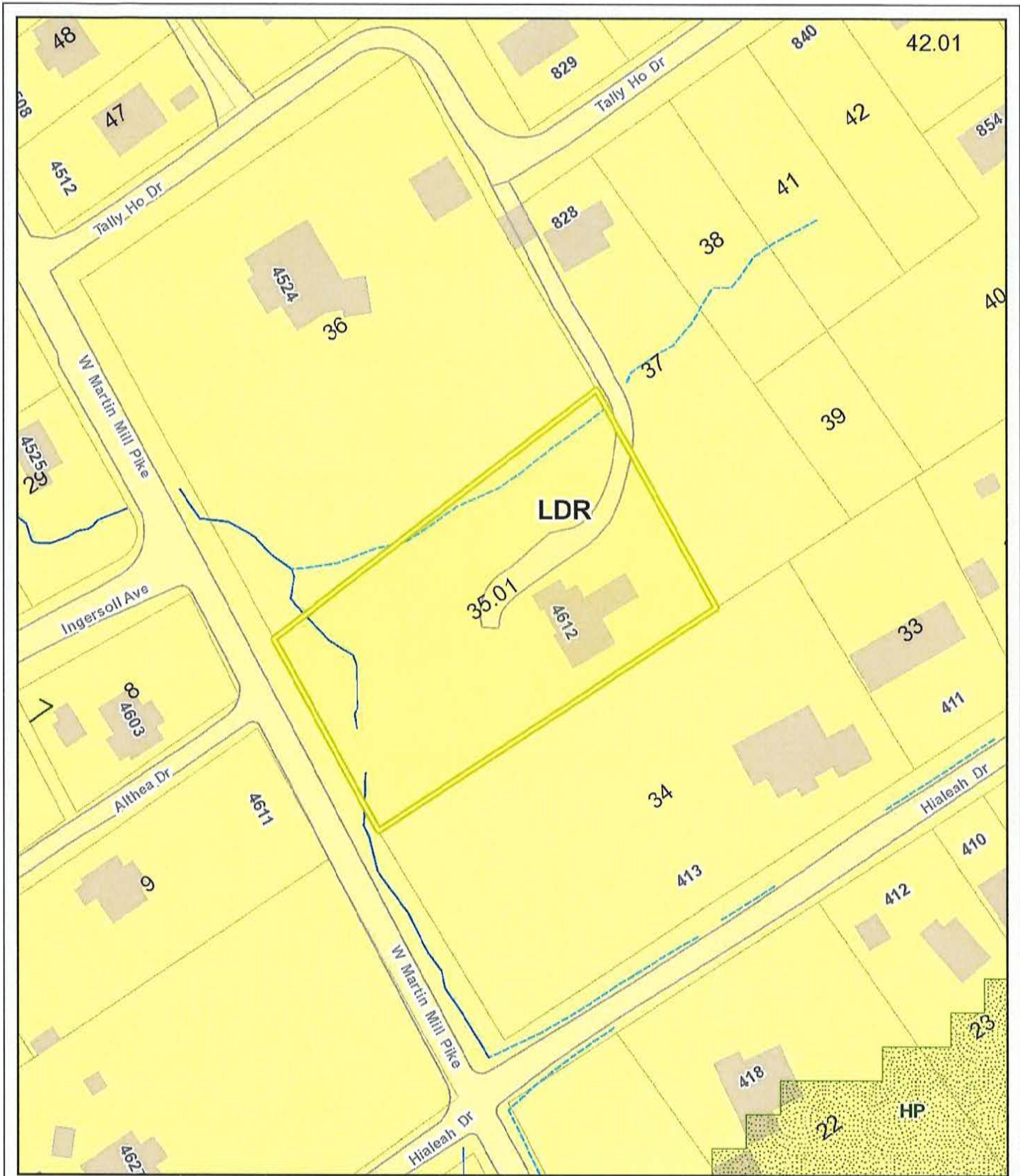
Zoning Map
Dennis Lanier



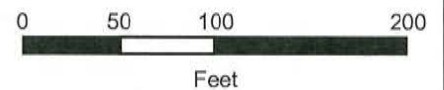
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One Year Plan Map
Dennis Lanier



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