

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 1-A-24-PA Related File Number: 1-C-24-SP
Application Filed: 11/27/2023 Date of Revision:
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: West side of Loves Creek Rd, south side of Buffat Mill Rd
Other Parcel Info.:
Tax ID Number: 60 I C 002 Jurisdiction: City
Size of Tract: 5.38 acres
Accessibility: Access is via Loves Creek Road, a major collector street with a 22-ft pavement width within a 40-ft right-of-way. Access is also via Buffat Mill Road, a major collector street with a 30 to 35-ft pavement width within an 87 to 218-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northeast County Sector Plan Designation: O (Office), SP (Stream Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is a wedge of land bordered by right-of-way on three sides, one of which is Interstate 640. There are big-box retail properties to the northwest and single-family residential subdivisions to the northeast, southeast and southwest. Loves Creek and Loves Creek Greenway trail run along the eastern side of the property leading to Spring Place Park to the southeast.

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

Street: 1717 LOVES CREEK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood),
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)

Requested Plan Category: MDR/O (Medium Density Residential/Office), SP (Stream 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 MDR (Medium Density Residential) land use classification because it provides a transition of land use intensities and is supported by local residential amenities. The SP (Stream Protection) area would be retained.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This property is located at the edge of the Alice Bell/ Springhill Neighborhood Association in an area that has experienced significant commercial and single-family residential development. Around 2007, a Walmart was expanded to the northwest where there has been substantial commercial infill development as well. The residential subdivisions of Clear Spring Plantation and Highlands at Clear Spring continue to be developed to the northeast, and the Springhill Villas subdivision is being completed to the south.

2. The subject property is in a more secluded segment of Loves Creek Road, where the wooded Loves Creek Greenway Trail across the street, established in 2013, leads to Spring Place Park southeast of the parcel. The property is bordered on three sides by right-of-way, limiting future adjacent development. Interstate 640 runs along the western side with a forest buffer in between. To the north is Buffat Mill Road, and Loves Creek Road forms the eastern edge.

3. Given changes in surrounding development, staff recommend a land use amendment in the One Year Plan from the LDR (Low Density Residential) classification to MDR (Medium Density Residential). The MDR designation reflects the property's location as a transition between a large commercial node to the northwest and single-family residential development to the northeast, southeast and southwest. The applicant requested the MDR/O (Medium Density Residential/Office) classification, which permits consideration of office and high-intensity residential zoning like the RN-6 (Multifamily Residential Neighborhood) district. The less intensive MDR designation better reflects the property's secluded context and historic integrity. It also aligns with the property's current RN-4 (General Residential Neighborhood) district which, at most, permits townhouses and small-scale multifamily development through Special Use review by the Planning Commission.

AN ERROR IN THE PLAN:

1. The LDR land use classification on the site is not necessarily the result of an error in the One Year Plan. However, MDR could have been considered here as a buffer between the GC (General Commercial) land use designation to the northwest and LDR (Low Density Residential) land uses on all other sides. This property is in an appropriate location for residential development, given the recreational amenities of the greenway trail, which is planned to be expanded, and Spring Place Park. The property is also walking distance to a major retail hub where there is a bus stop within ¼ mile.

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. As stated, there have been significant and ongoing residential, commercial and recreational developments over the past 16 years in this area, which warrants consideration of the MDR land use classification on this lot. More residential development is supported by close proximity commercial, recreational and transit offerings, and the MDR land use is appropriate considering the property's transitional location between land use intensities.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that pertain to the current, requested or recommended land use classifications for this property.

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 is high demand in the City for a variety of housing options, which the MDR classification can help meet. This land use designation will allow for a wider range of residential development options within the property's RN-4 district to be considered through the Special Use review process. This review process by the Planning Commission enables public engagement and input on development plans, and it is designed to ensure that more intensive residential forms like townhomes and low-rise apartments are in harmony with the surrounding area. The historic nature of the property would also be considered through this review.

Action: Approved **Meeting Date:** 1/11/2024

Details of Action: Approve MDR/O (Medium density Residential/Office) land use classification because it provides a transition of land use intensities and is supported by local residential amenities. The SP (Stream Protection) area would be retained.

Summary of Action: Approve MDR/O (Medium density Residential/Office) land use classification because it provides a transition of land use intensities and is supported by local residential amenities. The SP (Stream Protection) area would be retained.

Date of Approval: 1/11/2024 **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: 2/6/2024

Date of Legislative Action, Second Reading: 2/20/2024

Ordinance Number:

Other Ordinance Number References: O-18-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: