CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-C-24-SP **Application Filed:** 11/27/2023 **Applicant:** RANDY GUIGNARD

Related File Number: 1-A-24-PA Date of Revision:

PROPERTY INFORMATION General Location: West side of Loves Creek Rd, south side of Buffat Mill Rd **Other Parcel Info.:** Jurisdiction: Tax ID Number: 60 I C 002 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 bordered by right-of-way on three sides, one of which is I-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. This property is also the site of the historic Alfred Buffat				

homestead.

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

Street:

1717 LOVES CREEK RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable) RN-4 (General Residential Neighborhood), **Current Zoning:** 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: O (Office), 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:	SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (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 big box store 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 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. The subject property is historically significant as the site of Alfred Buffat's homestead, after whom Buffat Mill Road is named. The home, known as The Maples, was first built in 1867 and is listed on the National Register of Historic Places. Any demolition request is subject to review by staff's Historic Preservation Planner per Chapter 6, Article II, Section 6-32.105.1.1 of the City Code. 4. Given changes in surrounding development as well as the secluded context and historic integrity of the subject property, staff recommend a land use amendment in the Northeast County Sector Plan from the O (Office) 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 aligns with the property's current RN-4 (General Residential Neighborhood) district and, at most, permits townhouses and small-scale multifamily development through Special Use review by the Planning Commission.
	 INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: 1. This property is directly accessible via two major collector streets, and it is a short drive from an onramp to Interstate 640. It is also less than ¼ mile from transit, which will remain in service after the implementation of the Knoxville Area Transit Reimagined network plan in 2024. This traffic infrastructure can support MDR development on this 5.38-acre parcel. 2. This property is in an urbanized area where there is ample utility capacity for more residential development.
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: 1. The O land use classification on the site is not necessarily the result of an error in the Northeast

	(General Commerc Residential) land us development, given expanded. The prop walking distance. 2. This property is h borders. These con classification rather districts, which have TRENDS IN DEVEL OF THE ORIGINAL 1. As stated, there h developments over	bunty Sector Plan. However, MDR could have been considered here as a buffer between the GC beneral Commercial) and O land use designations to the northwest and LDR (Low Density esidential) land uses on all other sides. This property is in an appropriate location for residential evelopment, given the recreational amenities of the park and greenway trail, which is planned to be panded. The property is also walking distance to a major retail hub where there is a bus stop within alking distance. This property is historically residential, with stream considerations along its west and northeast orders. These conditions are more conducive to the residential districts permitted in the MDR assification rather than the O land use, which only permits the O (Office) and OP (Office Park) zoning stricts, which have no impervious limitations. RENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION F THE ORIGINAL PLAN PROPOSAL: As stated, there have been significant and ongoing residential, commercial and recreational evelopments over the past 16 years in this area, which warrants consideration of the MDR land use assification on this lot. More residential development is supported by close proximity commercial,			
		nsit offerings, and t	he MDR land use is appropriate cons		
Action:	Approved		Meeting D	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:	Postponeme	nts:	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:				
	LEGISLA	TIVE ACTION	I AND DISPOSITION		
Legislative Body:	Knoxville City Coun	cil			
Date of Legislative Action:	2/6/2024	Da	te of Legislative Action, Second Re	eading: 2/20/2024	
Ordinance Number:		Ot	her Ordinance Number References	: O-17-2024	
Disposition of Case:	Approved	Di	sposition of Case, Second Reading	g: Approved	
If "Other":		lf '	'Other":		
Amendments:		An	nendments:		

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal: