

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT



**File Number:** 10-B-24-PA **Related File Number:** 10-K-24-RZ  
**Application Filed:** 8/19/2024 **Date of Revision:**  
**Applicant:** KNOXVILLE HABITAT FOR HUMANITY

#### PROPERTY INFORMATION

**General Location:** Northwest side of Pinehurst Dr, east of Lexann Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 59 N C 00101 **Jurisdiction:** City  
**Size of Tract:** 4.02 acres  
**Accessibility:** Access is via Pinehurst Drive, a local street with a 16-ft pavement width within a right-of-way width varying from 46 ft to 100 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Public/Quasi Public Land (church)  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** East City **Plan Designation:** CI (Civic and Institutional)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This is an area of the broader Alice Bell/Springhill community that has a diverse concentration of housing forms including townhouses, apartments and single-family residences. It is near Washington Pike, just south of its intersection with I-640.

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

**Street:** 4325 PINEHURST DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** O (Office)  
**Former Zoning:**  
**Requested Zoning:** RN-4 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** It is an extension of the land use classification but not the zoning district.  
**History of Zoning:** Rezoned from R-1 (Single Family Residential) to O-1 (Office, Medical & Related Services) in 2000 (10-G-00-RZ); request to rezone from O-1 to C-6 (General Commercial) was denied in 2001 (4-J-01-RZ); rezoned from O-1 to TC-1 (Town Center) with a larger group of properties in 2005 (1-N-05-RZ); a rezoning to O-1 and PC-1 (Planned Commercial) with conditions was approved in 2006 (10-O-06-RZ).

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** CI (Civic and Institutional)  
**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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding land uses.

**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. The existing CI (Civic Institutional) land use classification reflects the property's status as the Quaker First Friends Church campus. The Church sold the land to the applicant, Knoxville Habitat for Humanity, and the use of a place of worship can continue with a plan amendment to the MDR (Medium Density Residential) land use classification.

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. The subject property is in an urbanized area along Washington Pike with quick access to I-640 and built-out utility infrastructure. These conditions support consideration of an increase in residential development under the requested MDR designation.
2. The request for MDR at this location is consistent with development trends in the area. The adjacent Jewel Washington Pike apartment community was developed after 2022, and the subject parcel abuts the established Laurel Place townhouse subdivision to the west.
3. The property is near numerous assets to support an increase in residential intensity. It is within ¼ mile of a KAT bus stop where there is a regional shopping district to the northeast along Washington Pike.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in government policy specific to this request for the MDR land use. However, the subject property's location among multifamily communities where there is ample infrastructure is aligned with existing General Plan policies to develop infill housing that is compatible with neighboring residences.

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 plans or studies directly pertaining to this land use amendment request.

**Action:** Approved **Meeting Date:** 10/3/2024

**Details of Action:**

**Summary of Action:** Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding land uses.

**Date of Approval:** 10/3/2024 **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:** 1/7/2025

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 1/21/2025

**Other Ordinance Number References:** O-9-2025

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**