

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 10-B-24-SP **Related File Number:**

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: Yes

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 GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

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 (Medium Density Residential) land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The existing CI (Civic Institutional) land use classification is not an error in the plan. It 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 MDR.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

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.

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

1. The request for MDR at this location is consistent with development trends in the area. The Jewel Washington Pike apartment community was developed after 2022 adjacent to the east, and the subject parcel abuts the established Laurel Place townhouse subdivision to the west.

2. 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.

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-8-2025

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: