

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-D-21-PA **Related File Number:** 10-F-21-RZ
Application Filed: 8/20/2021 **Date of Revision:**
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: North side of Lonas Drive southwest of its intersection with Holman Road, northeast of Starmont Trail
Other Parcel Info.:
Tax ID Number: 107 G B 006 **Jurisdiction:** City
Size of Tract: 4 acres
Accessibility: Lonas Road is a major collector with a 17.5-ft pavement width inside a 47-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shown as rural residential on KGIS; 3 residential structures are currently located on the lot
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context: Lonas Drive consists of single family homes on lots comprising approximately 1/3 of an acre in area with clusters of condo developments mixed in. There is a small commercial area nearby to the west at the intersection of Lonas Drive and Kirby Road, and office uses are predominant on the south side of Lonas Drive to the west. Weisgarber Road is a little less than a mile to the west.

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

Street: 5117 Lonas Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-3 (General Residential Neighborhood) & HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential) & HP (Hillside 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: Michelle Portier

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification and HP (Hillside Protection) because it is consistent with other land use classes in the area and allows development that is compatible with other development along Lonas Drive.

Staff Recomm. (Full):

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 that would warrant amending the plan.
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. There has been no change in the development pattern that would trigger the need for a plan amendment.
A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:
1. There has been no change in public policy that would trigger the need for a 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. There is an increased demand for housing, particularly in areas served by transit and near employment centers. This parcel is on a KAT route and is near a commercial node on Weisgarber to the west.

Action: Approved Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification and HP (Hillside Protection) because it is consistent with other land use classes in the area and allows development that is compatible with other development along Lonas Drive.

Date of Approval: 10/14/2021 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: 11/16/2021 Date of Legislative Action, Second Reading: 11/30/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:)142-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: