

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



**File Number:** 10-D-23-PA      **Related File Number:** 10-H-23-RZ  
**Application Filed:** 8/21/2023      **Date of Revision:**  
**Applicant:** MATT. W BRAZILLE, PE

## PROPERTY INFORMATION

**General Location:** Southeast side of Virginia Ave, northwest side of W Oldham Ave, northeast of Fort Promise Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 94 B C 002, 003, 004      **Jurisdiction:** City  
**Size of Tract:** 25.7 acres  
**Accessibility:** Access is via Virginia Avenue, a local street with a 30-ft pavement width within a 50-ft right-of-way; McSpadden Street, a local street with a 20-ft pavement width within a 45-ft right-of-way; W Oldham Avenue, a minor collector street with a 30 to 35-ft pavement width within an 80-ft right-of-way; Fort Promise Drive, a local street with a 28-ft pavement width within a 50-ft right-of-way; Better Tomorrow Drive, a local street with a 20-ft pavement width within a 50-ft right-of-way; and Bonnyman Drive a local street with a 20 to 30-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Right of Way/Open Space, Multifamily Residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** Central City      **Sector Plan Designation:** MDR (Medium Density Residential), HP (Hillside Pr  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This neighborhood is predominantly composed of single family homes in a grid pattern surrounding the subject property, which is part of a large multifamily residential community. Beaumont Elementary School is nearby to the east.

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

**Street:** 1500 FORT PROMISE DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial); HP (Hillside Protection Overlay)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension of the plan designation or zoning.  
**History of Zoning:** None noted.

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MDR (Medium Density Residential), HP (Hillside Protection)

**Requested Plan Category:** MU-NC (Mixed Use Neighborhood Center), 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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the One Year Plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will 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 part of the Western Heights affordable housing community, which is undergoing major federally-funded revitalization efforts to provide new housing and social and commercial services.
2. The proposed One Year Plan amendment from MDR (Medium Density Residential) to the MU-NC (Mixed Use Neighborhood Center) land use classification would allow for a more diverse range of housing and commercial development in a location that is well suited for these uses.

**AN ERROR IN THE PLAN:**

1. The One Year Plan could have considered how the subject property meets all relevant location criteria for the MU-NC designation. The Plan describes how this land use should be located in areas with sidewalks and transit that are at the intersection of local streets and thoroughfares with adjacent low or medium density residential uses. All of these conditions are met by the subject property.

**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. A new Head Start preschool was recently built next to the subject property.
2. The next phase of the community-driven revitalization plan, called Transforming Western Heights, is breaking ground nearby to build new multifamily housing following a One Year Plan amendment approval that will permit more residential density there.
3. These ongoing improvements to the area support consideration of the MU-NC designation to build upon this planned redevelopment.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no significant changes to public policy that pertain to the proposed land use 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. A study called the Missing Middle Housing Scan was published in 2022 for the City of Knoxville. It states that between 2010 and 2020, the City population increased by 6.6% while the amount of new housing units only increased by 4.4%. The study projects that by 2040, Knoxville’s population will grow by more than 14,000 new residents. It also describes how there is increasing demand for residential developments that are walkable.
2. The proposed plan amendment will help meet housing demand by enabling greater flexibility with regards to housing form and density, while also permitting an integration of neighborhood commercial and office uses in an area that already has sidewalks and transit.

**Action:** Approved

**Meeting Date:** 10/5/2023

**Details of Action:**

**Summary of Action:** Approve the One Year Plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.

**Date of Approval:** 10/5/2023

**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:** 11/14/2023

**Date of Legislative Action, Second Reading:** 11/28/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-164-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**