

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 10-E-21-SP **Related File Number:**
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 Drive
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)

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Withdrawn prior to publication?: Action Appealed?: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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/30/2021

Other Ordinance Number References: O-141-2021

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: