CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



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)

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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 Northwest City Sector 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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of

these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan.

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

1. There have been no changes to the development pattern or completion of public improvements that would warrant a plan amendment.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve the Northwest City Sector 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:

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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: Other Ordinance Number References: O-141-2021

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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