

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 10-E-23-PA **Related File Number:** 10-E-23-SP
Application Filed: 8/22/2023 **Date of Revision:**
Applicant: MAPLE LANE HOMES LLC

PROPERTY INFORMATION

General Location: North side of Westridge Dr, west side of Gregg Ruth Way
Other Parcel Info.:
Tax ID Number: 106 N K 01701 **Jurisdiction:** City
Size of Tract: 19345 square feet
Accessibility: Access is via Westridge Dr, a local road with a 25-ft pavement width within a 35-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** CI (Civic and Institutional)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of a church, West Hills Elementary School, and single family residential homes with lots ranging from 15,000 sq. ft to 2 acres.

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

Street: 0 WESTRIDGE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes it is an extension.
History of Zoning: Rezoned from R-1A (Single Family Exclusive Residential) to R-1 (Single Family Residential) in 1999 (File # 7-T-1999). The property was designated LDR with most of the West Hills area in the 1980's.

PLAN INFORMATION (where applicable)

Current Plan Category: CI (Civic and Institutional)
Requested Plan Category: LDR (Low 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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to LDR (Low Density Residential) because it is compatible with surrounding land uses.

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. While the current classification of CI (Civic/Institutional) is not the result of an error in the One Year Plan, it is tied to the zoning of the church next door. This property was recently purchased and is no longer associated with the church. This request is to change the land use classification to be consistent with the surrounding residential properties.

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. This is a well-established subdivision. There are no current plans to improve streets or utilities in the area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There is no notable changes in public policy. This is the result of the church selling the property.

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 are no new studies specific to this request. However, the LDR classification represents a return to the original plans for this area and is compatible with adjacent land uses.
2. This parcel was recently purchased from the church next door. This request is to change the land use classification to be consistent with the surrounding residential properties.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to LDR (Low Density Residential) because it is compatible with surrounding land uses.

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-159-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: