

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-H-22-PA      Related File Number: 10-Q-22-RZ  
Application Filed: 8/24/2022      Date of Revision:  
Applicant: RYAN LYNCH

## PROPERTY INFORMATION

General Location: North side of Garden Dr, east of Rosebay Rd  
Other Parcel Info.:  
Tax ID Number: 48 M H 022      Jurisdiction: City  
Size of Tract: 1.17 acres  
Accessibility: Access is via Garden Drive, a minor collector street with a 20-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential  
Surrounding Land Use:  
Proposed Use:      Density:  
Sector Plan: North City      Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context: This neighborhood is comprised of single family detached homes, duplexes and small-scale multifamily homes on relatively small lots.

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

Street: 3411 GARDEN 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-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
Previous Requests:  
Extension of Zone: Yes/Yes  
History of Zoning: 11-EE-94-RZ: R-2 (General Residential) to R-1 A (Low Density Residential)

## 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:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the One Year Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection Overlay) because of recent information on housing demand.

**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. The subject property's land use designation of LDR (Low Density Residential) is not the result of an error in the One Year Plan. This plan designation was explicitly referenced as rationale for a governmental downzoning in 1994 of this and several other properties along Garden Dr. to what is now the RN-1 (Single-Family Residential Neighborhood) district.

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. The surrounding area is a long-established residential neighborhood that has not experienced significant changes to public infrastructure or development pattern.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that relate directly to the proposed increase in residential density on the subject 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. Local data sources and national data trends note an increased demand for a range of housing options. The MDR (Medium Density Residential) land use designation would enable a wider range of housing opportunities at this location, which has a variety of nearby residential amenities such as transit, schools and a commercial node.

**Action:** Approved

**Meeting Date:** 10/6/2022

**Details of Action:**

**Summary of Action:** Approve the One Year Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection Overlay) because of recent information on housing demand.

**Date of Approval:** 10/6/2022

**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:** 11/1/2022

**Date of Legislative Action, Second Reading:** 11/15/2022

**Ordinance Number:**

**Other Ordinance Number References:** O-145-2022

**Disposition of Case:** Approved

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

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**