

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
EAST CITY SECTOR PLAN AMENDMENT



**File Number:** 4-A-24-PA                      **Related File Number:** 4-A-24-RZ  
**Application Filed:** 1/10/2024              **Date of Revision:**  
**Applicant:** DREAM HOUSE CONSTRUCTION LLC

## PROPERTY INFORMATION

**General Location:** South side of Middlebrook Pike, west side of Connie Road  
**Other Parcel Info.:**  
**Tax ID Number:** 106 O B 001.02                      **Jurisdiction:** City  
**Size of Tract:** 1.28 acres  
**Accessibility:** Access is via Middlebrook Pike, a divided highway with 76 ft of pavement width within a 111-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** Northwest City              **Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This stretch of Middlebrook Pike has developed with a mix of uses, including single family and multifamily residential dwellings, medical facilities, gas stations, and a church. Bearden Middle School is a little more than a half-mile to the east.

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

**Street:** 0 MIDDLEBROOK PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** RN-4 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** This is an extension of the land use classification, but is not an extension of the zone.  
**History of Zoning:** Rezoned from R-1 (Low Density Residential) to R-1A (Low Density Residential) in 2005 (Case # 5-B-05-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: MDR (Medium 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the MDR (Medium Density Residential) classification because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. There are no apparent errors or omissions in the One Year Plan with regards to the requested MDR classification here.

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. There has been significant residential development in this part of West Hills in recent years. Within 2000-ft of the subject property, the 116-bed Parkview Retirement Community was constructed in 2018, the

Lodge at Shannondale independent living facility was built in 2022, and the Ashland Keepe single-family subdivision began construction in 2022.

2. The commercial node along Middlebrook Pike has also seen a substantial increase in infill business development over the past 20 years. Examples of this include the establishment of the Middlebrook Commons strip center in 2007 and the conversion of former residential property to a retail store and urgent care clinic in 2019 and 2022, respectively.

3. The proposed Middlebrook Pike Advanced Traffic Management System Project (capital improvement project, bid 2024) will enhance 24 signalized intersections along the road.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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 or plans specific to the MDR land use that apply to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of this classification. The property is near community activity centers, including Bearden Middle and West Hills Elementary schools, and it would provide a transition for the abutting houses to the south from the major arterial street and the high intensity development on the eastern property zoned RN-6. Furthermore, the property is served by transit and has sidewalk connections.

Action: Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR (Medium Density Residential) classification because it is consistent with the surrounding development.

Date of Approval: 4/11/2024

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: 5/14/2024

Date of Legislative Action, Second Reading: 5/28/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: