

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 4-A-24-SP **Related File Number:**

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: Yes, this is an extension

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 sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. No known new roads or utilities have been introduced to this area. The parcel has access via Middlebrook Pike and Connie Road and is currently served by public water and sewer.
2. The proposed Middlebrook Pike Advanced Traffic Management System Project (capital improvement project, bid 2024) will enhance 24 signalized intersections along the road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the Northwest City Sector Plan with regards to the requested MDR classification here. However, this will be an extension of the classification from the west across Connie Road.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There are no known government policy pertaining to this area. However, approval of the MDR classification for this area served by KUB and transit would be consistent with the General Plan's development policy 5.2 that encourages to concentrate developments in areas with adequate utilities and infrastructure.

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

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.

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.

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: 4/11/2024

Details of Action:

Summary of Action: Approve the sector plan amendment to the MDR (Medium Density Residential) land use 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: