

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-B-24-PA Related File Number: 4-D-24-RZ

Application Filed: 1/26/2024 Date of Revision:

Applicant: DREAM HOUSE CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: North and east sides of Henson Rd, northeast of Midpark Rd

Other Parcel Info.:

Tax ID Number: 93 H G 001 Jurisdiction: City

Size of Tract: 4.65 acres

Accessibility: Access if via Henson Road, which abuts this property on the south and east. Henson Road is a local road with a 21-ft pavement width within a right-of-way that varies in width from 67 to 87 ft.

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), HP (Hillside Protection)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This property is located in a transitional area with single and multifamily residential dwellings to the north, east, and west, and industrial warehouses to the south. Middlebrook Pike is almost a mile to the south.

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

Street: 0 HENSON RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: AG (General Agricultural), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests: None noted

Extension of Zone: This is an extension of the zone, but is not an extension of the land use classification.

History of Zoning: None noted

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: 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. The HP (Hillside Protection) designation would be retained.

Staff Recomm. (Full): The HP (Hillside Protection) designation would be retained.

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 subject property.

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. Between 2003-2007, Midpark Road was expanded to connect to Henson Road with the addition of the traffic circle at the southwest corner of the property.
1. The area has experienced some growth over the last two decades. The 50-lot subdivision on the north side of the property, Avery Woods, was constructed in early to mid 2000s. The properties zoned I-G (General Industrial) to the south had significant grading work done at around the same time, but the sites remained undeveloped after that.

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 classification.

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 the MDR classification since this would be a transitional area between the neighborhood and the industrial-zoned properties to the south. Henson Road is a minor collector which has sidewalks on one side of the street. The property has sidewalk connections and is within a half-mile away from a public park (Happy Homes Park).

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. The HP (Hillside Protection) designation would be retained.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References: O-60-2024

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: