

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 4-B-24-SP Related File Number:
Application Filed: 1/26/2024 Date of Revision:
Applicant: DREAM HOUSE CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: North and east side 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:
Extension of Zone: No, this is not an extension.
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 sector plan amendment to the MDR (Medium Density Residential) land use 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 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. 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.

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 subject property.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.
1. There are no known changes in government policy pertaining to this area and the requested MDR classification.

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

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).

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. 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, Second Reading:	5/28/2024
Date of Legislative Action:	5/14/2024	Other Ordinance Number References:	O-59-2024
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			