

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-C-24-PA	Related File Number: 4-F-24-RZ
Application Filed: 2/6/2024	Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC	

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike, east side of Broome Road

Other Parcel Info.:

Tax ID Number: 106 O A 040.02,041,042 **Jurisdiction:** City

Size of Tract: 2.88 acres

Accessibility: Access is via Middlebrook Pike, a major arterial street with a median and an 80-ft pavement width within a 115-ft to 127-ft right-of-way. Access is also via Broome Road, a minor collector street with a 40-ft pavement width within a 47-ft to 57-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-Family Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)

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

Neighborhood Context: This area along Middlebrook Pike is comprised of a mix of single-family, townhouse, manufactured home and multi-family neighborhoods alongside places of worship and senior housing facilities. There is an office and commercial node nearby to the northeast.

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

Street: 0 BROOME RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (C) (Single-Family Residential Neighborhood)

Former Zoning: RP-1 (Planned Residential) up to 6 du/ac

Requested Zoning: RN-5 (C) (General Residential Neighborhood)

Previous Requests:

Extension of Zone: No, this is not an extension of the land use classification or zoning district.

History of Zoning: In 1996 a rezoning request from R-1 (Single-Family Residential) to C-3 (General Commercial) was denied (1-D-96-RZ). Later that year, a rezoning request from R-1 to RP-1 (Planned Residential) with varying densities was denied (4-Z-96-RZ). In 2005, a rezoning from R-1 to RP-1 was approved subject to using part of the site for senior citizen housing with up to 68 villas and part for an assisted living facility for up to 80 individuals (7-F-05-RZ). A rezoning to RP-1 up to 5.99 du/ac with conditions

removed was approved in 2017 (1-P-17-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR/O (Medium Density Residential/Office)

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 the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with 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):

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. This section of Middlebrook Pike between Francis Road/Vanosdale Road and N Gallaher View Road contains a wide range of housing forms and residential intensities, ranging from single-family dwellings to townhouse and multi-family dwellings. Examples of more recent residential developments include the Kirkwood subdivision across Middlebrook Pike to the northwest, which added 79 townhouses with its completion in 2010. The Parkview Retirement Community, an apartment building with 116 beds, was constructed in 2018 and abuts the southern border of the subject property. South of that, the Moody Property single-family subdivision began construction in 2022.

2. There is a commercial node nearby to the northeast which has seen an increase in infill business development over the past 17 years. This includes the establishment of the Middlebrook Commons strip center in 2007 and the conversion of former residential properties to a retail store and urgent care clinic in 2019 and 2022, respectively.

3. The City is in the design phase of a capital project to install new fiber optic communications and various major traffic signal components on Middlebrook Pike. The intent is to improve the efficiency, safety and reliability of 24 existing signalized intersections. There is existing sidewalk infrastructure and transit access to nearby commercial amenities and community activity centers. These features, in combination with increased safety measures at intersections, supports consideration of more intensive residential development on the subject property.

4. The proposed One Year Plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/Office) land use classification is compatible with changing conditions in the area. MDR/O continues a transition of land use intensity from single-family to multi-family residences to the south south and the major arterial of Middlebrook Pike to the north with a commercial node located 850 ft to the northeast.

AN ERROR IN THE PLAN:

1. The current LDR classification is not the result of an error or omission in the One Year Plan, but the MDR/O land use could have been considered here as a way to buffer less intensive residential uses from a major arterial street. This consideration is consistent with the adopted Middlebrook Pike Corridor Study adopted in 2000, which encourages the transition of 'old residential' properties fronting on the arterial street into office, multifamily or commercial uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no specific public policy changes that pertain to the proposed land use classification amendment.

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 that address the need for a plan amendment on the subject property. As stated previously, the Middlebrook Pike Corridor Study adopted in 2000 supports reconsideration of the LDR classification along this major arterial street in favor of a more intensive land use like the MDR/O classification.

Action: Approved **Meeting Date:** 4/11/2024

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with 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: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**