

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



**File Number:** 4-D-24-SP **Related File Number:**  
**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:**  
**Requested Zoning:** RN-5 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, this is not an extension of the land use classification.  
**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 with 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 sector 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 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):

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

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 proposed sector plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/Office) land use classification is compatible with these more intensive development trends. MDR/O continues a transition of land use from single-family to multi-family residences to the south and the major arterial of Middlebrook Pike to the north with a commercial node located 850 ft to the northeast.

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

1. 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 along this major arterial street.
2. 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 at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR classification is not the result of an error or omission in the sector 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 which encourages the transition of 'old residential' properties fronting on the arterial street to office, multifamily or commercial uses.

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

1. There are no changes in government policy specific to this land use amendment request.

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

**Details of Action:**

**Summary of Action:** Approve the sector 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:**