

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-G-24-PA **Related File Number:** 4-H-24-SP
Application Filed: 2/21/2024 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: West side of Loves Creek Rd, south of Buffat Mill Rd
Other Parcel Info.:
Tax ID Number: 60 I C 003 **Jurisdiction:** City
Size of Tract: 0.73 acres
Accessibility: Access is via Loves Creek Road, a major collector street with a 22-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** PP (Public Parks and Refuges)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This triangular property is bordered by right-of-way on two sides, including I-640 to the west. There are big-box retail properties to the northwest and single-family residential subdivisions to the northeast, southeast and southwest. Loves Creek and Loves Creek Greenway run along the eastern side of the property, leading to Spring Place Park to the southeast. The property to the north is the site of the historic Alfred Buffat homestead.

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

Street: 1707 LOVES CREEK RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No, this is not a minor extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

1. There is high demand in the City for a variety of housing options, which the MDR classification can help meet. The MDR land use will allow for a wider range of housing forms to be considered on the property through the Special Use review process. This review process by the Planning Commission enables public engagement and input on development plans, and it is designed to ensure that more intensive residential forms like townhouses and low-rise apartments are in harmony with the surrounding area.

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) land use classification because it provides a transition of land use intensity and is supported by local residential amenities.

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:**