

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:**
Planning Sector: Northeast County **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)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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

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 property is located at the edge of the Alice Bell/Springhill neighborhood, in an area that has experienced significant commercial and single-family residential development. Around 2007, a Walmart was expanded to the northwest where there has been substantial commercial infill development as well. The residential subdivisions of Clear Spring Plantation and Highlands at Clear Spring continue to be developed to the northeast, and the Springhill Villas subdivision is being completed to the southwest.
2. The subject property is in a more secluded segment of Loves Creek Road that is appropriate for residential development. The wooded Loves Creek Greenway Trail across the Loves Creek Road leads to Spring Place Park southeast of the parcel. The only adjacent property is to the north, and it was recently approved for a sector plan amendment to the MDR/O (Medium Density Residential/Office) classification. That change supports this request for the MDR (Medium Density Residential) classification as a compatible transition of land use intensity.
3. Given the surrounding context and development changes to the area, staff recommends a land use amendment in the One Year Plan from the LDR (Low Density Residential) to the MDR classification. The MDR land use reflects the property's location between a large commercial node to the northwest and single-family residential development to the south.

AN ERROR IN THE PLAN:

1. The LDR (Low Density Residential) land use classification on the site is not necessarily the result of an error in the One Year Plan. However, MDR could be considered here as a logical transition of land use intensity from the GC (General Commercial), O (Office) and MDR/O land use classifications to the northwest and the LDR (Low Density Residential) classification to the south. This property is in an appropriate location for residential development given the recreational amenities of the park and the greenway trail, which is planned to be extended north to the Knoxville Center Mall and New Harvest Park. The property is also walking distance from a major retail hub where there is a bus stop.
2. The MDR classification resolves a conflict between the property's current LDR classification and its RN-4 (General Residential Neighborhood) zoning district, which is a mixed medium density residential district.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that pertain to the current or requested land use classification for this property.

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 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:** O-58-2024

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

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

Amendments: **Amendments:**

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