

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-H-24-PA Related File Number: 4-Q-24-RZ
Application Filed: 2/26/2024 Date of Revision:
Applicant: SCOTT SMITH

PROPERTY INFORMATION

General Location: North side of Lyons Bend Rd, east of S Northshore Dr
Other Parcel Info.:
Tax ID Number: 121 J B 004, 00401; OTHER: 121 OB 023 Jurisdiction: City
Size of Tract: 15.07 acres
Accessibility: Access is via Lyons Bend Road, a major collector street with a 20-ft pavement width within a 73-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water, Rural Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Southwest County Plan Designation: LDR (Low Density Residential), W (Water), PP (Public Park)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area of Lyons Bend Road is primarily single-family residential. There is a church campus across the street, and Lakeshore Park is located across Fourth Creek to the north. Most of the subject property is in the Fourth Creek floodway or floodplain.

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

Street: 0 LYONS BEND RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-3 (General Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, this is not an extension of the plan designation or zoning district.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection),

SP (Stream Protection)

Requested Plan Category: MDR (Medium Density Residential), W (Water), HP (Hillside Protection), SP (Stream 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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a One Year Plan amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) classification would be retained.

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):

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. The subject property is located at the northeast corner of the intersection of Lyons Bend Road and S Northshore Drive. This intersection was examined in the 2021 Northshore Drive Corridor Study, as shown in Exhibit B. The current level of service for northbound traffic on Lyons Bend Road is rated E, which means there is an unstable traffic flow with considerable delay, and a volume of traffic that is at or slightly exceeding capacity. It goes on to state that with future growth, traffic flow is expected to deteriorate to an F level of service rating. A signalized intersection is recommended in the future, but is not yet slated to occur.

2. Current road conditions do not support the requested plan amendment to intensify the land use classification here from LDR (Low Density Residential) and PP (Public Parks and Refuges) to MDR (Medium Density Residential).

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. The Lakeshore Park Master Plan is in the implementation stage, and it includes the addition of four baseball fields in close proximity to the subject property. Surrounding residents have expressed concern about potential noise and light impacts from these sports fields, and increasing residential intensity adjacent to this development may not be advisable.

AN ERROR IN THE PLAN:

1. The current PP and LDR land use classifications are consistent with surrounding conditions and are not the result of an error in the plan. Lakeshore Park is adjacent to the north, and is classified as PP. The Westminster Ridge neighborhood to the south is comprised of single-family residences on lots that generally exceed an acre in size and it is classified as LDR.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There is no change in public policy that pertains to increasing residential intensity in or around the subject property.

OTHER CONSIDERATIONS:

1. The location criteria for the MDR land use classification includes being in a transitional area between commercial development and low density residential neighborhoods, and being along or near corridors that are served by or proposed to be served by transit and sidewalks. These conditions are not present at the subject property's location.

Action: Approved

Meeting Date: 5/9/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Withdrawal:

Approve the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area and is adjacent to property that is zoned RN-5 (General Residential Neighborhood). The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas will remain.

Approve the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area and is adjacent to property that is zoned RN-5 (General Residential Neighborhood). The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas will remain.

5/9/2024

5/9/2024

Date of Denial:

Postponements:

Withdrawn prior to publication?: ☐

Action Appealed?:

4/11/2024

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Knoxville City Council

7/23/2024

Denied

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: