

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-H-24-SP Related File Number: 4-G-24-PA
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 property is bordered by right-of-way on three 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 Trail run along the eastern side of the property, leading to Spring Place Park to the southeast. The adjacent 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: PP (Public Parks and Refuges)

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 sector 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 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 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 Northeast County Sector Plan from the PP (Public Parks and Refuges) classification 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.

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

1. Loves Creek Road is a major collector street, and the property is a short drive from an on-ramp to Interstate 640. The subject property is also less than a quarter-mile from transit, which will remain in service after the implementation of the Reimagine Knoxville Area Transit network plan. This transportation infrastructure can support MDR development on this small parcel.
2. This property is in an urbanized area where there is ample utility capacity for more residential development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The property's close proximity to Spring Place Park may be the reason for its current PP land use classification in the sector plan. However, a future expansion of this park system to the subject property across a busy major collector street is inadvisable.
2. MDR could have been considered in the plan as a transition between the GC (General Commercial) O (Office) and MDR/O land use classifications to the northwest and the LDR (Low Density Residential) land uses on all other sides. 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.
3. The MDR classification would bring the property into alignment with its current RN-4 (General

Residential Neighborhood) zoning, which is a mixed medium density residential district

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

1. There have been significant and ongoing residential, commercial and recreational developments over the past 16 years in this area, which warrants consideration of the MDR land use classification on this lot. More residential development is supported by close proximity commercial, recreational and transit amenities.

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

1. There are no changes in government policy that are pertinent to the requested land use change.

Action: Approved

Meeting Date: 4/11/2024

Details of Action:

Summary of Action:

Approve the sector 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: