

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY, WEST CITY SECTOR PLAN AMENDMENT



File Number: 4-J-24-SP  
Application Filed: 2/26/2024  
Applicant: SCOTT SMITH

Related File Number:  
Date of Revision:

## 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, 004 01; 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 is predominantly residential with single-family and attached dwelling forms. There is a church campus across Lyons Bend Road, 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.  
**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), PP (Public Parks and Refuges), 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 sector plan amendment to the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a sector plan amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas will remain.

**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):

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

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 by the Knoxville Regional Transportation Planning Organization, 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, the level of service is expected to deteriorate to a rating of F. A signalized intersection is recommended in the future, but is not yet slated to occur.

2. Current road conditions do not support the requested sector 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).

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION 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.

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

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

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

1. While the City has been experiencing an overall increase in population and housing demand, the traffic and environmental conditions around the subject property do not warrant reconsideration of the land use classification.

OTHER CONSIDERATIONS:

1. The subject property is within the boundary of the West City Sector Plan and the Southwest County Sector Plan. The West City Sector includes a substantial portion of Fourth Creek, which flows through and constitutes much of the subject property. In the hydrology section of the West City Sector Plan, it identifies Fourth Creek as the most prone to flooding as it drains a large portion of the center of the sector. These conditions referenced in the plan do not support denser residential development at this location.

2. 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 features are not present where the subject property is located.

**Action:** Approved

**Meeting Date:** 5/9/2024

**Details of Action:** 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.

**Summary of Action:** 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.

**Date of Approval:** 5/9/2024

**Date of Denial:**

**Postponements:** 4/11/2024

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 7/23/2024

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**