

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 4-K-24-PA **Related File Number:** 4-U-24-RZ
Application Filed: 2/29/2024 **Date of Revision:**
Applicant: STEPHEN GOODSON

PROPERTY INFORMATION

General Location: Southeast side of Heins Ct, southeast of Bruhin Rd
Other Parcel Info.:
Tax ID Number: 69 J A 018.01 **Jurisdiction:** City
Size of Tract: 0.54 acres
Accessibility: Access is via Heins Court, a local street with an 18-ft pavement width within a 30-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is the Inskip residential community, which has a range of housing forms including single-family, multi-family and townhouse dwellings. The subject property is surrounded on three sides by Inskip Park, which includes a public pool, tennis courts and a disc golf course.

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

Street: 606 HEINS CT
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood), 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), HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential), HP (Hillside 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.): Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area. The HP (Hillside Protection) area 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):

AN ERROR IN THE PLAN:

1. The current LDR land use classification is consistent with immediately surrounding residential character and does not appear to be the result of an error or omission in the One Year Plan. However, the subject property is unique in that it is the only residential lot integrated into Inskip Park. Inskip Park includes tennis courts to the west of the subject property that were improved and reduced from 4 to 3 courts in 2011. This provides more of a buffer between the subject property and that sports recreation use. The park also has a greenway trail, a youth disc golf course, a playground, a public pool and concession stand, picnic shelters, and a sand volleyball court. The sector plan could have considered the MDR land use here to allow more residents to enjoy the benefits of this neighborhood park.

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 request to amend the One Year Plan's land use classification from LDR (Low Density Residential) to MDR (Medium Density Residential) is consistent with development and transit changes occurring in close proximity to the subject property. A 4.6-acre lot at 520 Inskip Village Way was rezoned from the RN-1 (Single Family Residential Neighborhood) district to the RN-5 (General Residential Neighborhood) district in 2022. An apartment development is underway there and the owner is working in partnership with the City to provide crosswalk access from the property to Inskip Park. The KAT Reimagined Transit Network Plan will also be adding a bus route to the section of Bruhin Road that intersects with Heins Court, bringing transit access closer to the subject property than before.

2. In general, this is an urbanized area where street and utility capacity should be able to accommodate more residential development at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy pertaining to this requested MDR land use classification.

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

1. Knoxville continues to experience unmet demand for a range of housing options, as indicated by the East Tennessee Realtors State of Housing Report and other sources. The proposed MDR classification will enable consideration of more residential development on a property that is located next to a park and accessible by transit.

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 is consistent with changing conditions in the area.

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, Second Reading:	5/28/2024
Date of Legislative Action:	7/23/2024	Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	
Disposition of Case:	Withdrawn	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			