

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH CITY SECTOR PLAN AMENDMENT**



**File Number:** 4-M-24-SP **Related File Number:**

**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)

**Former Zoning:**

**Requested Zoning:** RN-4 (General Residential Neighborhood)

**Previous Requests:**

**Extension of Zone:** No, this is not an extension of the plan designation.

**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 sector plan amendment to the MDR (Medium Density Residential) land use classificaiton 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 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 request to amend the North City Sector 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 install 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 can accommodate more residential density at this location in the Inskip Neighborhood.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION 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 sector 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 enable an increase in the number of residents who could enjoy the benefits of this neighborhood park.

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

1. There is no government policy pertaining to more intensive residential development in the Inskip Community.

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

1. The City continues to experience an unprecedented need for more diverse types of housing. The MDR land use classification permits zoning districts that enable a wider variety of housing forms like townhouses and multi-family units to help meet local demand.

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 classificaiton 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:

7/23/2024

Date of Legislative Action, Second Reading:

5/28/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: