CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-C-23-PA Related File Number: 7-P-23-RZ

Application Filed: 5/30/2023 Date of Revision:

Applicant: REGENCY ASSOCIATES GP



PROPERTY INFORMATION

General Location: North side of Lonas Dr, west of Tonalea Rd

Other Parcel Info.:

Tax ID Number: 107 B A 035 Jurisdiction: City

Size of Tract: 4.88 acres

Accessibility: Access is via Lonas Drive, a major collector street with a pavement width of 20 ft within a 60-ft right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This is a residential area comprised of single-family homes, condominiums and apartments.

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

Street: 4813 LONAS DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Previous Requests:

Extension of Zone: Yes, this is an extension of the MDR (Medium Density Residential) plan designation. No, this is not an

extension of the RN-3 (General Residential) zoning district.

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

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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 surrounding development. The HP (Hillside Protection) will

be retained.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In April of 1993, a One Year Plan amendment request to change the subject property's land use classification from LDR (Low Density Residential) to MDR (Medium Density Residential) was denied. The basis for the denial was that LDR was more compatible with the adjacent Far View Hills neighborhood to the east, which is composed of single-family residences on lots averaging 1/3 of an acre in size.

However, two months later, in June of 1993, a Use on Review was approved for the adjacent property to the west which allowed the addition of 30 units to an existing 160-unit apartment development called lvy at West Hills. In 1994, another Use on Review was approved for the same apartment community to add 60 more units.

2. This prior approval of an increase in adjacent residential density since the prior One Year Plan amendment request warrants reconsideration of MDR as a minor extension of the land use classification. The most intensive residential zoning district permitted in the MDR classification is RN-4. The Ivy at West Hills property is zoned RN-5 and the Far View Hills neighborhood is zoned RN-1. Thus the proposed MDR designation at this location would provide an appropriate transition of decreasing residential density from west to east.

AN ERROR IN THE PLAN:

- 1. This residential area is composed of a wide array of housing forms and densities ranging from single-family detached residences to apartments and detached townhomes on shared lots. The subject property is in close proximity to job centers in the form of medical office parks as well as commercial services and schools like Pond Gap Elementary and South College.
- 2. The One Year Plan could have considered a minor expansion of the MDR classification to the subject property in light of surrounding residential density and amenities.

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. There have been no major development changes in the past 15 years, though the existing development pattern with its wide range of residential densities supports consideration of the MDR classification at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy updates pertaining to the proposed 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. There are no new plans or corridor studies for this are that are relevant to the requested MDR land use.

Action: Approved Meeting Date: 7/13/2023

Details of Action:

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Summary of Action: Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use

classification because it is consistent with surrounding development. The HP (Hillside Protection) will

be retained.

Date of Approval: 7/13/2023 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: 8/8/2023 Date of Legislative Action, Second Reading: 8/22/2023

Ordinance Number: Other Ordinance Number References: O-122-2023

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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