CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



Application Filed: 5/23/2024 Date of Revision:

Applicant: HOMESTEAD LAND HOLDINGS, LLC



PROPERTY INFORMATION

General Location: East side of N Gallaher View Rd, southeast side of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 106 P A 037, 036 Jurisdiction: City

Size of Tract: 4.31 acres

Access is via N Gallaher View Drive, a minor arterial street with a payement width of 75 ft within a right-

of-way ranging between 225 ft and 300 ft. Access is also via Mars Hill Road, a local street with a 23-ft

pavement width within a 52-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density:

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

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

Neighborhood Context: The area surrounding the intersection of Middlebrook Pike and N Gallaher View Road is characterized

by a mix of single-family, apartment and townhouse residences with modest commercial development

to the northwest.

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

Street: 962 N GALLAHER VIEW RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1(Single-Family Residential Neighborhood) (C) (Former Planned District), HP (Hillside Protection

Overlay)

Former Zoning:

Requested Zoning: RN-5 (General Residential Neighborhood) (C) (Former Planned District), 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: In 1996, the property was denied a rezoning request from R-1E (Single Family Residential Exclusive)

to R-1 (Single Family Residential) (6-T-96-RZ). In 2004, the property was denied a rezoning from R-1E to O-1 (Office, Medical and Related Services) (7-U-04-RZ). In 2013, a rezoning request from R-1E to C-

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6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ). In 2016, a rezoning request from R-1E to RP-1 (Planned Residential) up to 1 du/ac was approved (1-D-16-RZ).

PLAN INFORMATION (where applicable)

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

Requested Plan Category: MDR/O (Medium Density Residential/Office), 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.):

Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development and infrastructure investments in the area. The HP (Hillside Protection) and SP (Stream Protection) designations 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 approximately 4-acre subject property has had a rural residential land use since at least the 1920s when the existing primary home was built. However, major transportation changes over the years have contributed to a transformation of surrounding land uses from farmland and rural residential parcels to a diverse array of single-family and multifamily residences. In 1995, Middlebrook Pike to the north was transformed from a 25-ft country road to a 4-lane major arterial street with a tree-lined center median, turn lanes and a sidewalk. In 2003, N Gallaher View Road was created, and the subject property's access to Mars Hill Road was replaced by this new minor arterial street with 4 driving lanes, a center turn lane and a sidewalk. The subject property retained access on Mars Hill Road, a winding local street, until 2001. These road improvements have transformed the rural character of this region and made the subject property's large estate more of an outlier in an area with close proximity to two arterial streets.
- 2. The nearby KAT bus route will remain active after the new KAT Reimagined Network Plan is implemented later this year. Currently there are two bus stops within close walking distance of the subject property on N Gallaher View Drive. The Cavet Station Greenway Trail also crosses the entrance of this property and connects to several other greenways, parks and schools.
- 3. These expansions of the transportation infrastructure and the surrounding multimodal and transit amenities support a Northwest City Sector Plan amendment from the LDR (Low Density Residential) land use classification MDR (Medium Density Residential). The MDR/O (Medium Density Residential/Office) land use classification was requested, but considering that there are no existing office uses in the immediate vicinity, MDR is more consistent with the character of the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR classification is not necessarily an error, and it reflects the existing land use on the property. However, considering the parcel's location next to an arterial intersection, and its adjacency to transit, sidewalks and a greenway, more residential intensity could have been considered here.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The City's 2024 Housing Strategy Update entitled "Toward an Attainable Resilient Knoxville" makes recommendations on strategies to address unmet housing demand. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The recommended MDR land use amendment to the Northwest City Sector Plan would enable a wider

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variety of housing options on the subject property and is compatible with the City's Housing Strategy.

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

- 1. This area has provided a diverse range of housing options for many decades, including apartments, townhouses, and single-family dwellings. The Country Club Apartments were built in the 1970s and are located directly across N Gallaher View Drive from the subject property.
- 2. Numerous townhouse developments, including the Deerfield and Kirkwood subdivisions, and the Adell Ree Park and Millington Park condominiums, were constructed nearby on Middlebrook Pike in the late 1990s through the 2000s.
- 3. These multifamily developments reflect an established and ongoing increase in residential intensity, which is consistent with the MDR land use classification.

Action: Approved Meeting Date: 7/11/2024

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is consistent with

surrounding development and infrastructure investments in the area. The HP (Hillside Protection) and

SP (Stream Protection) designations would be retained.

Date of Approval: 7/11/2024 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: 9/3/2024 Date of Legislative Action, Second Reading: 9/17/2024

Ordinance Number: Other Ordinance Number References: O-114-2024

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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