CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-D-24-PA **Related File Number:** 7-I-24-RZ

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

Accessibility: Access is via N Gallaher View Drive, a minor arterial street with a pavement 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), HP (Hillside Protection Overlay) (C) (Former Planned District)

Former Zoning:

Requested Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) (C) (Former Planned District)

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-

6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ).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 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 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 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. 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.
4. In addition to transportation conditions, 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. 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.

5. These multifamily developments reflect an established and ongoing increase in residential intensity, which is consistent with the MDR land use classification.

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 One Year Plan would enable a wider variety of housing options on the subject property, and it is compatible with this Housing Strategy.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:
1. The City's Housing Strategy Update provides population and housing demand statistics that emphasize the importance of considering more intensive residential development where appropriate. Staff consider the subject property to be a logical location for the MDR land use classification that is aligned with the recommendations of this study.

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: 8/6/2024 **Date of Legislative Action, Second Reading:** 8/20/2024

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**