



PLAN AMENDMENT REPORT

► **FILE #:** 4-J-24-SP

AGENDA ITEM #: 27

AGENDA DATE: 5/9/2024

► **APPLICANT:** **SCOTT SMITH**
OWNER(S): Scott Smith Green River Holdings

TAX ID NUMBER: 121 J B 004, 004 01, 023 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 & 1476 LYONS BEND RD, 0 S NORTHSHORE DR

► **LOCATION:** **North side of Lyons Bend Rd, east of S Northshore Dr**

► **APPX. SIZE OF TRACT:** **15.07 acres**

SECTOR PLAN: Southwest County and West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Lyons Bend Road, a major collector street with a 20-ft pavement width within a 73-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection), SP (Stream Protection) / RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)**

► **PROPOSED PLAN DESIGNATION:** **MDR (Medium Density Residential), W (Water), HP (Hillside Protection), SP (Stream Protection)**

► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land, Water, Rural Residential**

EXTENSION OF PLAN DESIGNATION: No, this is not an extension.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Fourth Creek, public parks - W (Water), PP (Public Parks and Refuges), SP (Stream Protection)

South: Public/quasi-public land (church), single-family residential, agriculture/forestry/vacant land - CI (Civic Institutional)

East: Fourth Creek, agriculture/forestry/vacant land - W (Water), LDR (Low Density Residential)

West: Fourth Creek, public parks - PP (Public Parks and Refuges), W (Water), SP (Stream Protection)

NEIGHBORHOOD CONTEXT This area of Lyons Bend Road is primarily single-family residential. There is a church campus across the road, and Lakeshore Park is located across Fourth Creek to the north. Most of the subject property

STAFF RECOMMENDATION:

- **Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a sector plan amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas would remain.**

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 subject property is located at the northeast corner of the intersection of Lyons Bend Road and S Northshore Drive. This intersection was examined in the 2021 Northshore Drive Corridor Study by the Knoxville Regional Transportation Planning Organization, as shown in Exhibit C. The current level of service for northbound traffic on Lyons Bend Road is rated E, which means there is an unstable traffic flow with considerable delay, and a volume of traffic that is at or slightly exceeding capacity. It goes on to state that with future growth, the level of service is expected to deteriorate to a rating of F. A signalized intersection is recommended in the future, but is not yet slated to occur.
2. Current road conditions do not support the requested sector plan amendment to intensify the land use classification here from LDR (Low Density Residential) and PP (Public Parks and Refuges) to MDR (Medium Density Residential).

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The current PP and LDR land use classifications are consistent with surrounding conditions and are not the result of an error in the plan. Lakeshore Park is adjacent to the north, and is classified as PP. The Westminster Ridge neighborhood to the south is comprised of single-family residences on lots that generally exceed an acre in size, and it is classified as LDR.

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

1. There is no change in government policy that pertains to increasing residential intensity in or around the subject property.

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

1. While the City has been experiencing an overall increase in population and housing demand, the traffic and environmental conditions around the subject property do not warrant reconsideration of the land use classification.

OTHER CONSIDERATIONS:

1. The subject property is within the boundary of the West City Sector Plan and the Southwest County Sector Plan. The West City Sector includes a substantial portion of Fourth Creek, which flows through and constitutes much of the subject property. In the hydrology section of the West City Sector Plan, it identifies Fourth Creek as the most prone to flooding as it drains a large portion of the center of the sector. These conditions referenced in the plan do not support denser residential development at this location.
2. The location criteria for the MDR land use classification includes being in a transitional area between commercial development and low density residential neighborhoods, and being along or near corridors that are served by or proposed to be served by transit and sidewalks. These conditions are not present where the subject property is located.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 6/11/2024 and 6/25/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-Q-24-RZ
4-H-24-PA

AGENDA ITEM #: 27
AGENDA DATE: 5/9/2024

► **APPLICANT:** SCOTT SMITH
OWNER(S): Scott Smith Green River Holdings

TAX ID NUMBER: 121 J B 004, 04.01, 023 [View map on KGIS](#)
JURISDICTION: Council District 2
STREET ADDRESS: 0 & 1476 LYONS BEND RD, 0 S NORTHSORE DR
► **LOCATION:** North side of Lyons Bend Rd, east of S Northshore Dr
► **TRACT INFORMATION:** 15.07 acres
SECTOR PLAN: Southwest County & West City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Lyons Bend Road, a major collector street with a 20-ft pavement width within a 73-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Fourth Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection), SP (Stream Protection) / RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)
► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), W (Water), HP (Hillside Protection), SP (Stream Protection) / RN-3 (General Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Water, Rural Residential
►
EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the plan designation or zoning district.
HISTORY OF ZONING REQUESTS: None noted
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Fourth Creek, public parks - W (Water), PP (Public Parks and Refuges), SP (Stream Protection) - OS (Parks and Open Space), F (Floodplain Overlay)
South: Public/quasi-public land (church), single-family residential, agriculture/forestry/vacant land - CI (Civic Institutional) - AG (Agricultural), HP (Hillside Protection Overlay) in the City, A (Agricultural) in the County
East: Fourth Creek, agriculture/forestry/vacant land - W (Water), LDR

(Low Density Residential) - RN-1 (Single Family Residential), OS (Parks and Open Space), F (Floodplain Overlay), HP (Hillside Protection Overlay)

West: Fourth Creek, public parks - PP (Public Parks and Refuges), W (Water), SP (Stream Protection) - OS (Parks and Open Space), F (Floodplain Overlay)

NEIGHBORHOOD CONTEXT: This area of Lyons Bend Road is primarily single-family residential. There is a church campus across the street, and Lakeshore Park is located across Fourth Creek to the north. Most of the subject property is in the Fourth Creek floodway or floodplain.

STAFF RECOMMENDATION:

- ▶ **Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a One Year Plan amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas would remain.**
- ▶ **Deny the RN-3 (General Residential Neighborhood) district because it is incompatible with surrounding conditions. The F (Floodplain Overlay) and HP (Hillside Protection Overlay) districts would remain.**

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):

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 subject property is located at the northeast corner of the intersection of Lyons Bend Road and S Northshore Drive. This intersection was examined in the 2021 Northshore Drive Corridor Study, as shown in Exhibit C. The current level of service for northbound traffic on Lyons Bend Road is rated E, which means there is an unstable traffic flow with considerable delay, and a volume of traffic that is at or slightly exceeding capacity. It goes on to state that with future growth, traffic flow is expected to deteriorate to an F level of service rating. A signalized intersection is recommended in the future, but is not yet slated to occur.
2. Current road conditions do not support the requested plan amendment to intensify the land use classification here from LDR (Low Density Residential) and PP (Public Parks and Refuges) to MDR (Medium Density Residential).

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 Lakeshore Park Master Plan is in the implementation stage, and it includes the addition of four baseball fields in close proximity to the subject property. Surrounding residents have expressed concern about potential noise and light impacts from these sports fields, and increasing residential intensity adjacent to this development may not be advisable.

AN ERROR IN THE PLAN:

1. The current PP and LDR land use classifications are consistent with surrounding conditions. They are not the result of an error in the plan. Lakeshore Park is adjacent to the north, and is classified as PP. The Westminster Ridge neighborhood to the south is comprised of single-family residences on lots that generally exceed an acre in size, and it is classified as LDR.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There is no change in public policy that pertains to increasing residential intensity in or around the subject property.

OTHER CONSIDERATIONS:

1. The location criteria for the MDR land use classification includes being in a transitional area between commercial development and low density residential neighborhoods, and being along or near corridors that are served by or proposed to be served by transit and sidewalks. These conditions are not present at the subject property's location.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The boundaries of the subject property follow the former shoreline of Fourth Creek according to a 1935 aerial map, but this shoreline has changed significantly over time as a result of Tennessee Valley Authority river dam infrastructure and upstream development. Much of the property is now in the floodway or floodplain of Fourth Creek.
2. The most significant contemporary development changes in the immediate area are the ongoing improvements at Lakeshore Park, which include the construction of new baseball fields in close proximity to the subject property.
3. There have been no significant changes to the residential makeup along Lyons Bend Road, which consists of large, wooded single-family lots that are more consistent with the subject property's existing RN-1 (Single-Family Residential Neighborhood) district.
4. These conditions do not support a more intensive residential rezoning to the RN-3 (General Residential Neighborhood) district, which could allow consideration of up to 72 townhouses through Special Use review. This zoning district is out of character with the surrounding residential context, and it is in a vulnerable location with regards to flooding as well as potential ambient impacts from new neighboring sports fields.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-3 zoning district is intended to accommodate medium density residential neighborhoods characterized by single-family and duplex homes on lots as small as 5,000 sf and 7,500 sf respectively. Townhouses may be allowed by Special Use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Across S Northshore Drive, there are townhouse developments. However, the properties that directly access Lyons Bend Road like the subject property are all single-family residences on lots exceeding an acre in size. This residential character on the east side of S Northshore Drive is not compatible with the intent or dimensional standards of the RN-3 district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The intensity of residential development permitted in the RN-3 district could exacerbate existing traffic delays on Lyons Bend Road heading to S Northshore Drive. There could also be sight distance issues to the west, depending on where access is located, because there is a vegetated curve in the road.
2. The development potential under the RN-3 district would be out of character with the broader residential environment along Lyons Bend Road, which is heavily forested and sparsely populated.
3. Most of the subject property is located in the floodway or floodplain of Fourth Creek. Residential development could be adversely impacted by heavy rain events, since Fourth Creek is the most prone to flooding according to the West City Sector Plan.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is inconsistent with the land use classifications in the One Year Plan, the West City Sector Plan and Southwest County Sector Plan.
2. RN-3 zoning at this location is incompatible with several of the General Plan's development policies. It conflicts with policy 9.3, which intends to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. It is incompatible with policy 7.5 to protect the natural drainage systems associated with floodways and floodplains. It also conflicts with policy 11.1 to use environmental constraints and other factors to set standards for the densities of residential developments.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The subject property is located in an urban area where there is adequate utility infrastructure and driving access to community facilities. As noted, a signalized intersection at Lyons Bend Rd and S Northshore Dr is recommended to alleviate traffic congestion before significant increases in residential development there occur.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

If approved, this item will be forwarded to Knoxville City Council for action on 6/11/2024 and 6/25/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

Scott Smith

4-8-24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

April 11, 2024

Scheduled Meeting Date

File Number(s)

4-J-24-SP; 4-H-24-PA; 4-Q-24-RZ

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the May 9, 2024 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Benjamin C. Mullins for Scott Smith

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

STAFF ONLY

Staff Signature

Jessie Hillman

Please Print

4/8/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

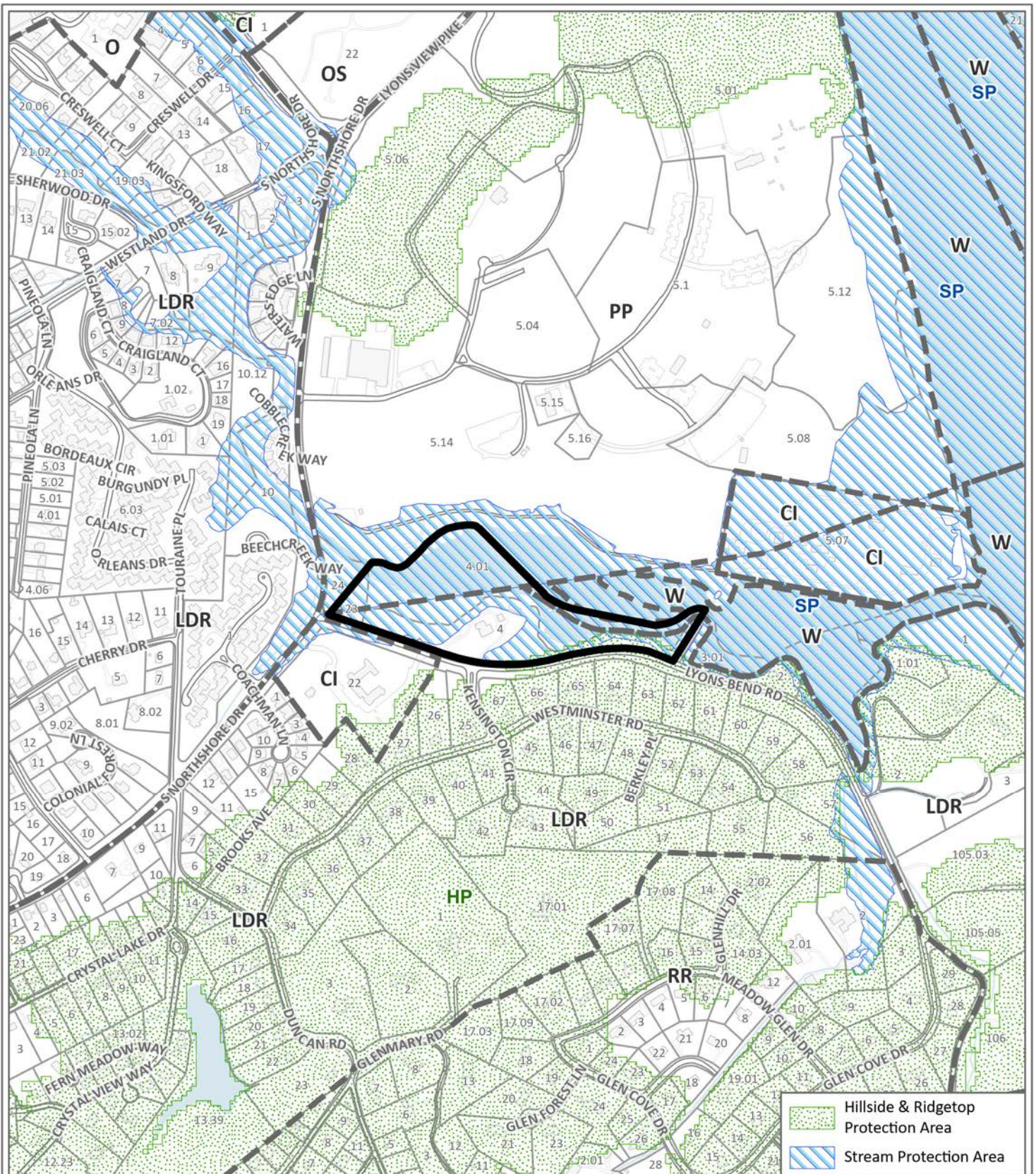
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



4-J-24-SP **SOUTHWEST COUNTY SECTOR PLAN MAP**

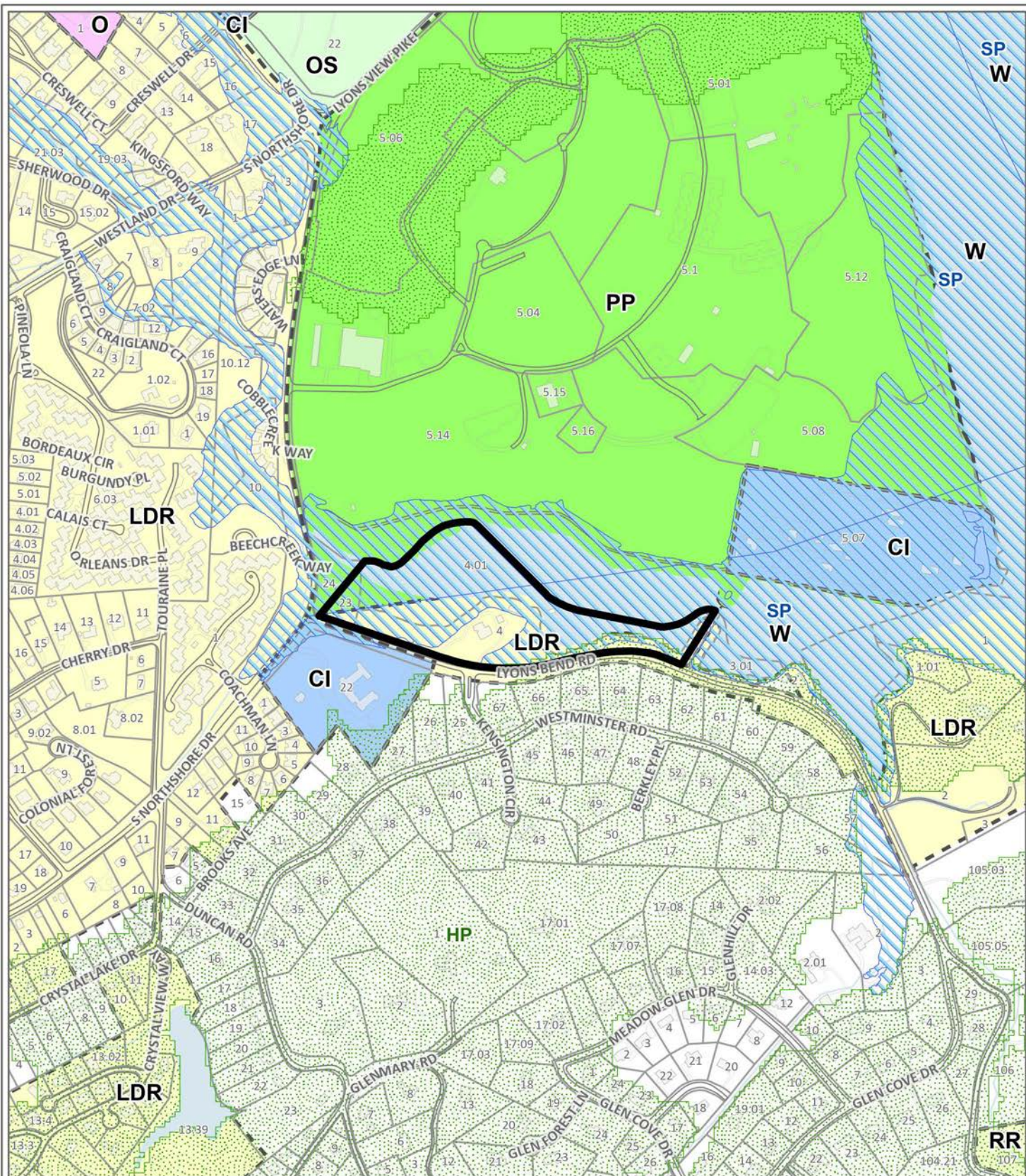
Petitioner: Scott Smith

Map No: 121
Jurisdiction: City



From: LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection), SP (Stream Protection)
To: MDR (Medium Density Residential), W (Water), HP (Hillside Protection), SP (Stream Protection)

Original Print Date: 3/18/2024
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



ONE YEAR PLAN MAP

4-H-24-PA

Petitioner: Scott Smith



From: LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection), SP (Stream Protection)

To: MDR (Medium Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection), SP (Stream Protection)

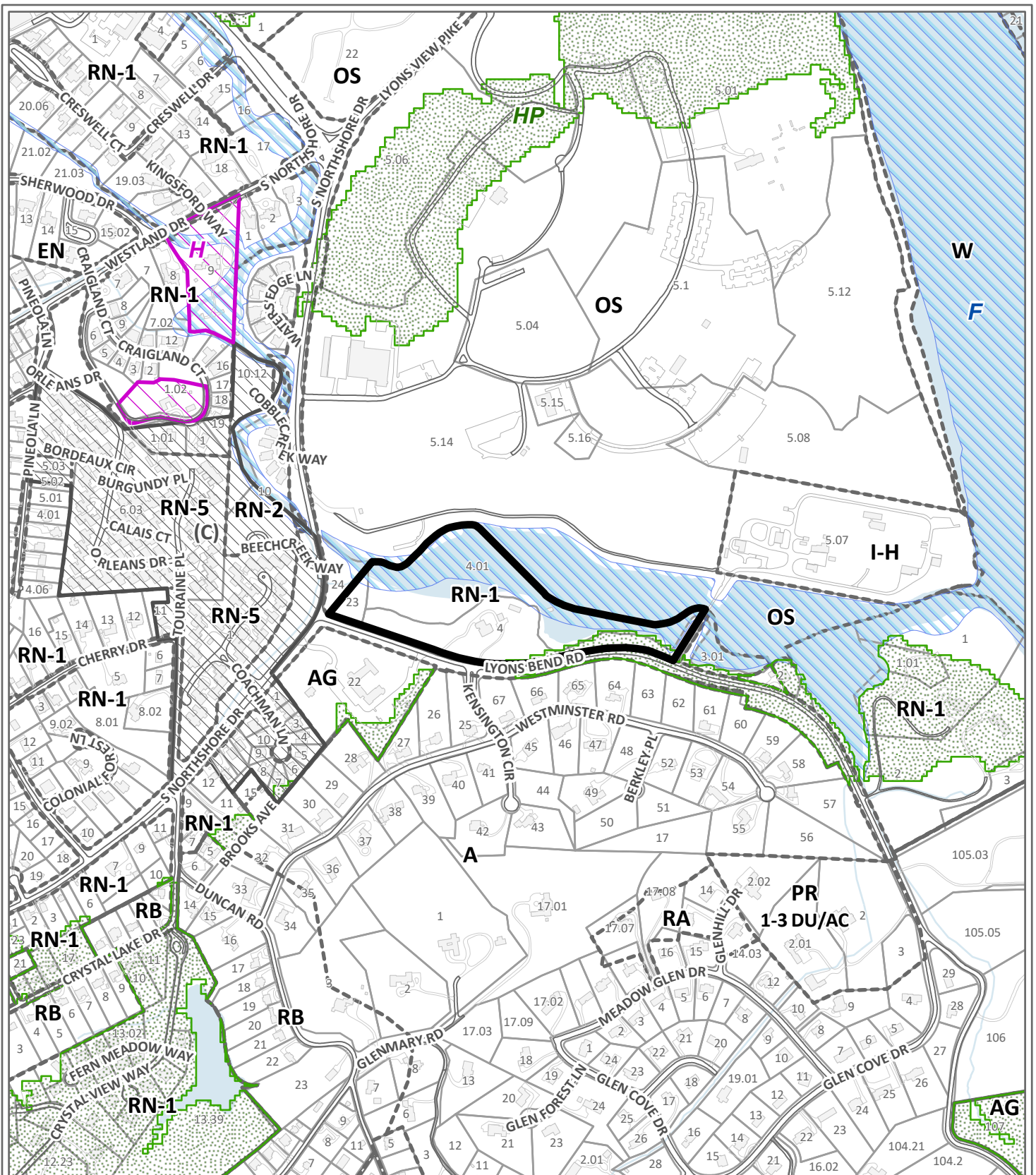
Original Print Date: 3/11/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 121

Jurisdiction: City





REZONING

4-Q-24-RZ

Petitioner: Scott Smith



From: RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay), HP (Hillside Protection Overlay)
To: RN-3 (General Residential Neighborhood); F (Floodplain Overlay); HP (Hillside Protection Overlay)

Original Print Date: 3/6/2024

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 121

Jurisdiction: City

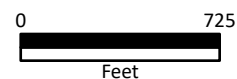
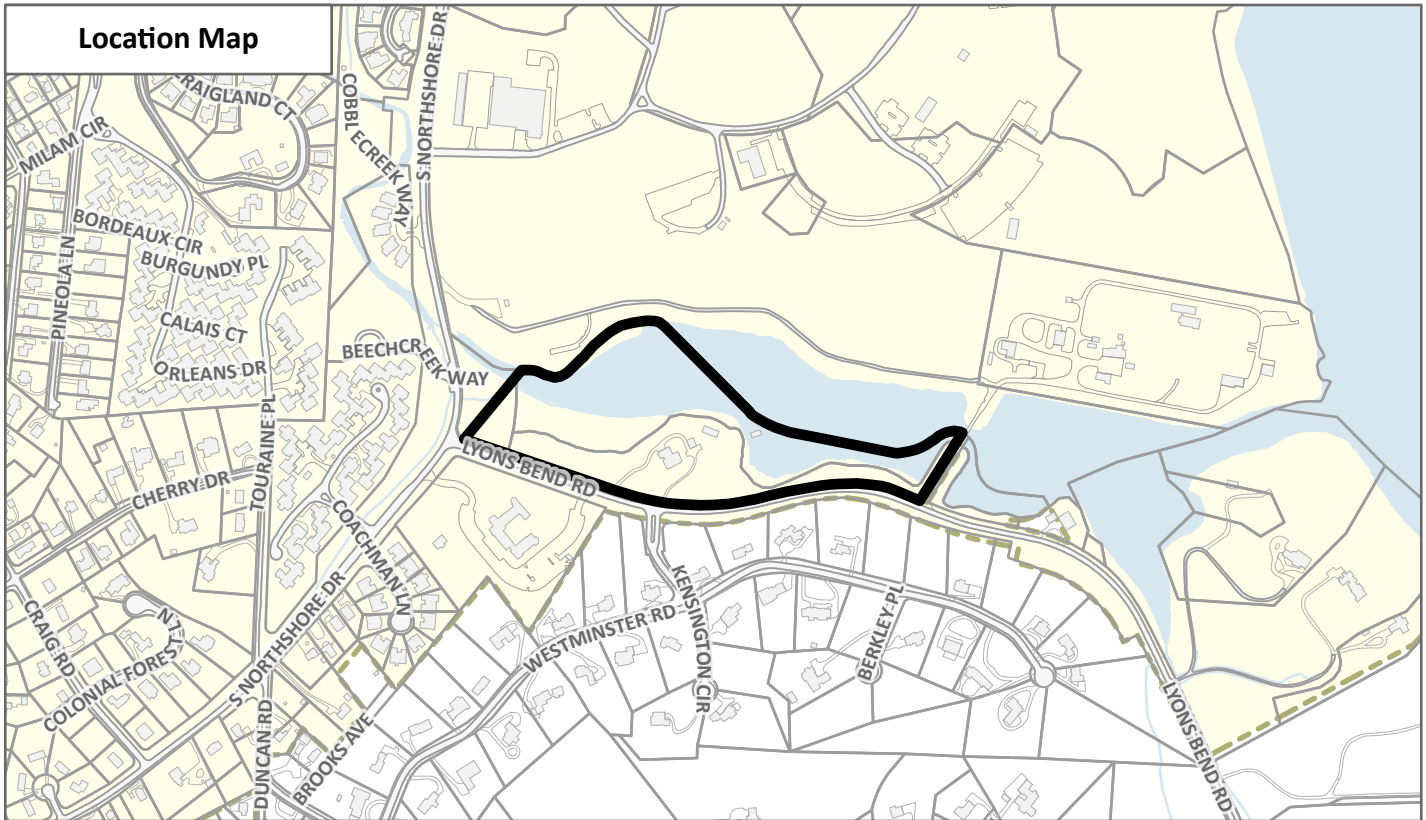
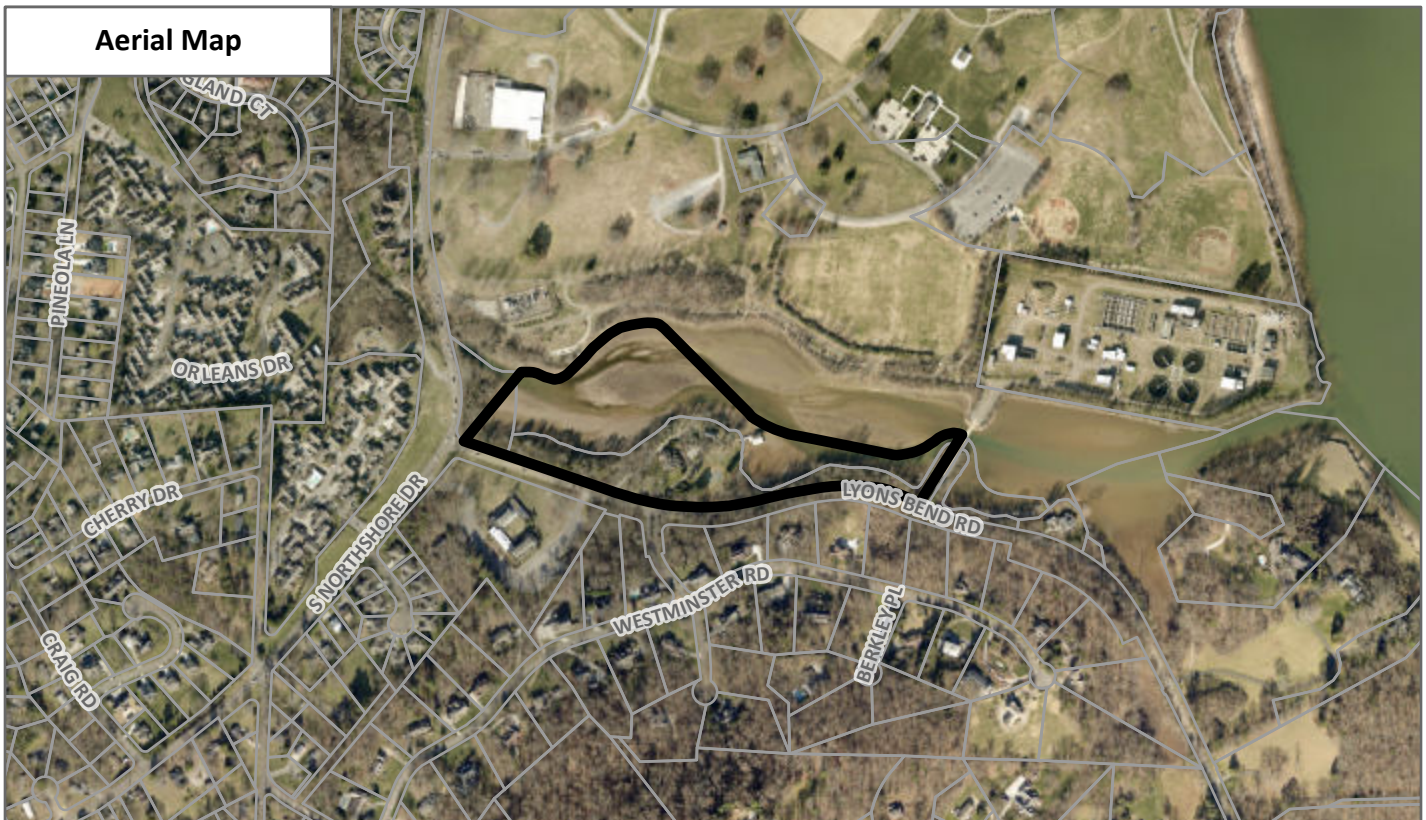


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-H-24-PA / 4-Q-24-RZ

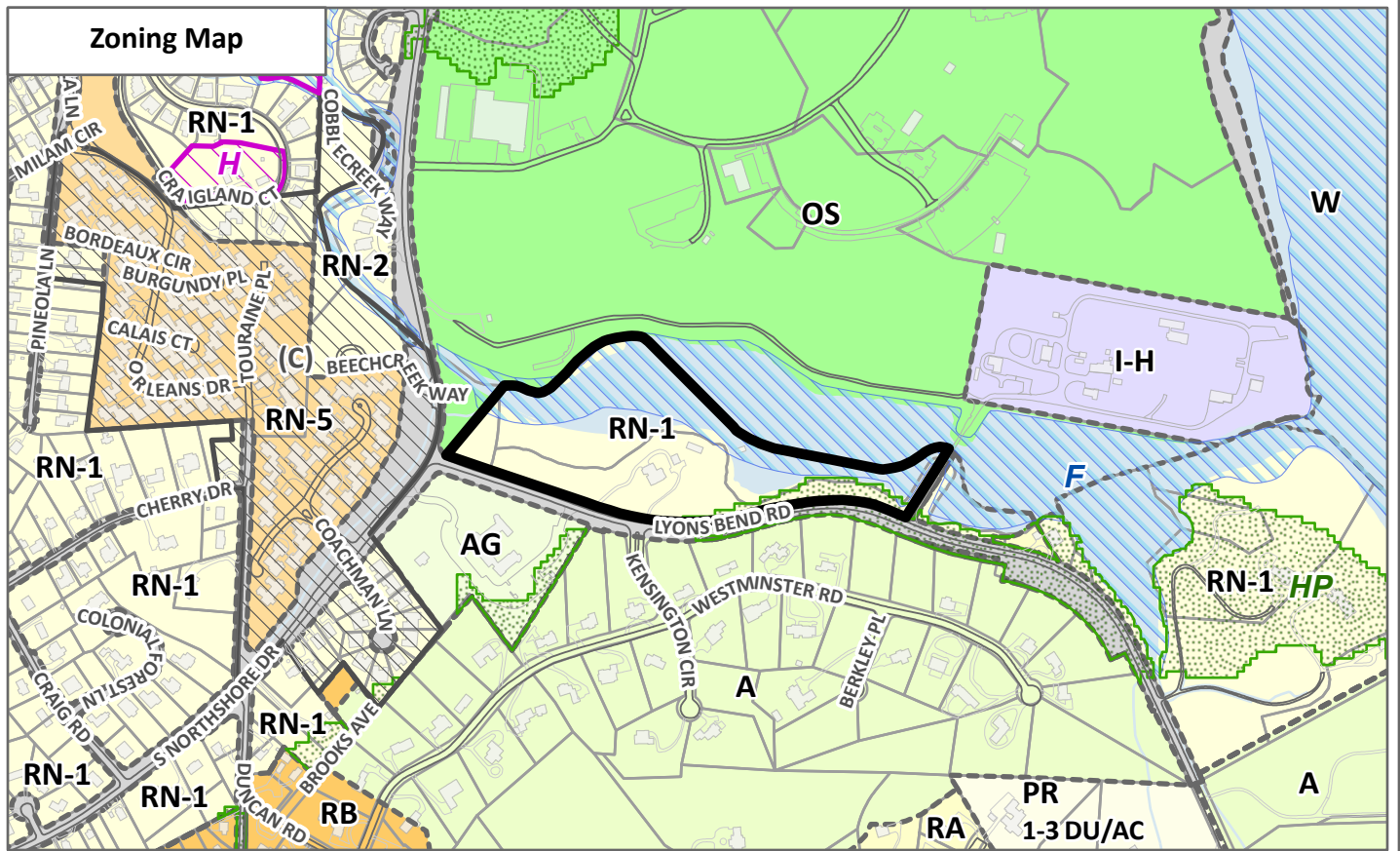


Case boundary

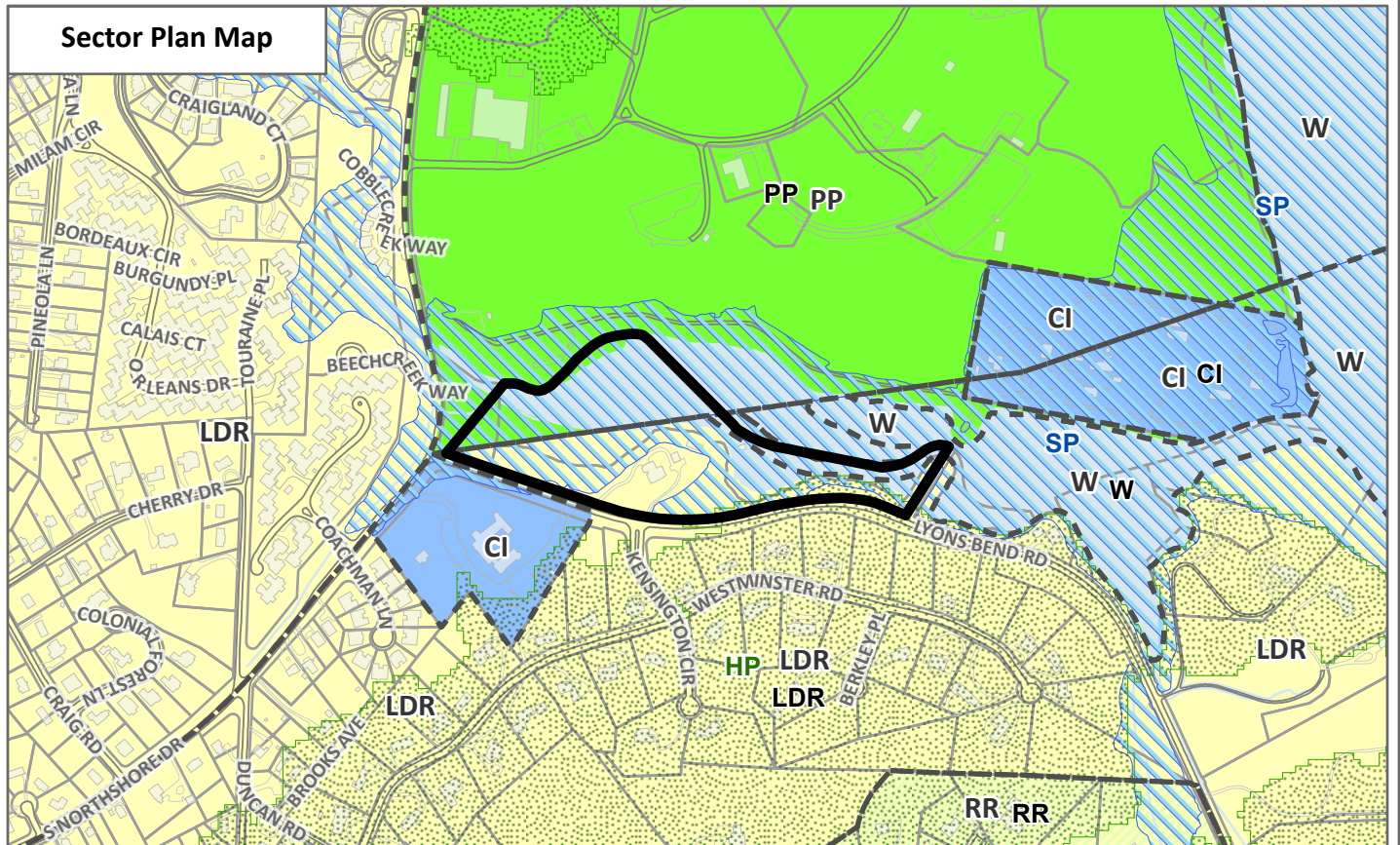
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Feet



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

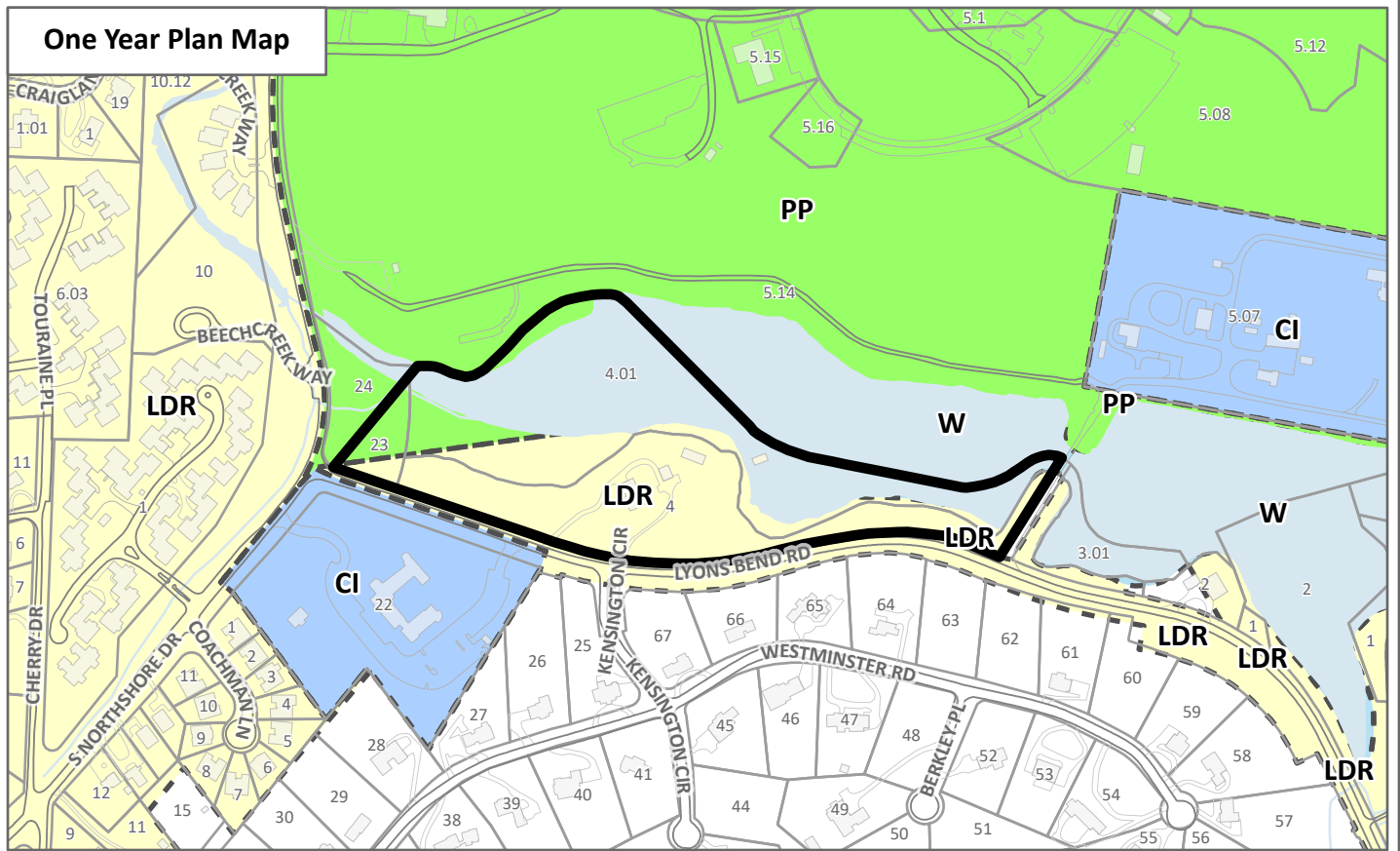
4-H-24-PA / 4-Q-24-RZ



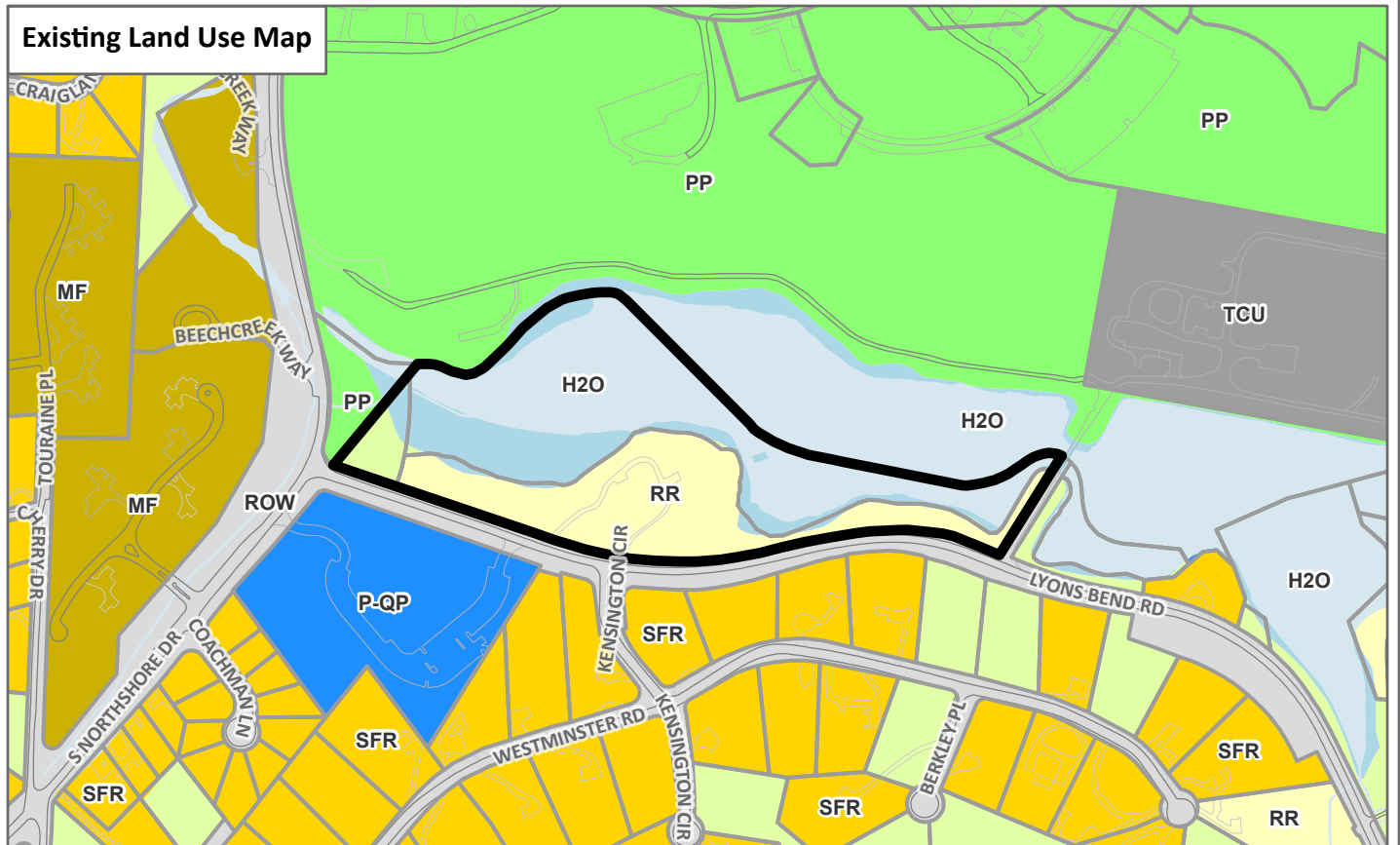
Case boundary



One Year Plan Map



Existing Land Use Map

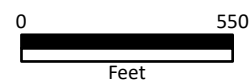


CONTEXTUAL MAPS 3

4-H-24-PA / 4-Q-24-RZ



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	656,378.6	15.1			
Non-Hillside	606,552.4	13.9	N/A		
0-15% Slope	19,050.7	0.4	100%	19,050.7	0.4
15-25% Slope	10,806.7	0.2	50%	5,403.3	0.1
25-40% Slope	11,387.8	0.3	20%	2,277.6	0.1
Greater than 40% Slope	8,581.0	0.2	10%	858.1	0.0
Ridgetops					
Hillside Protection (HP) Area	49,826.2	1.1	Recommended disturbance budget within HP Area	27,589.7	0.6
			Percent of HP Area	55.4%	

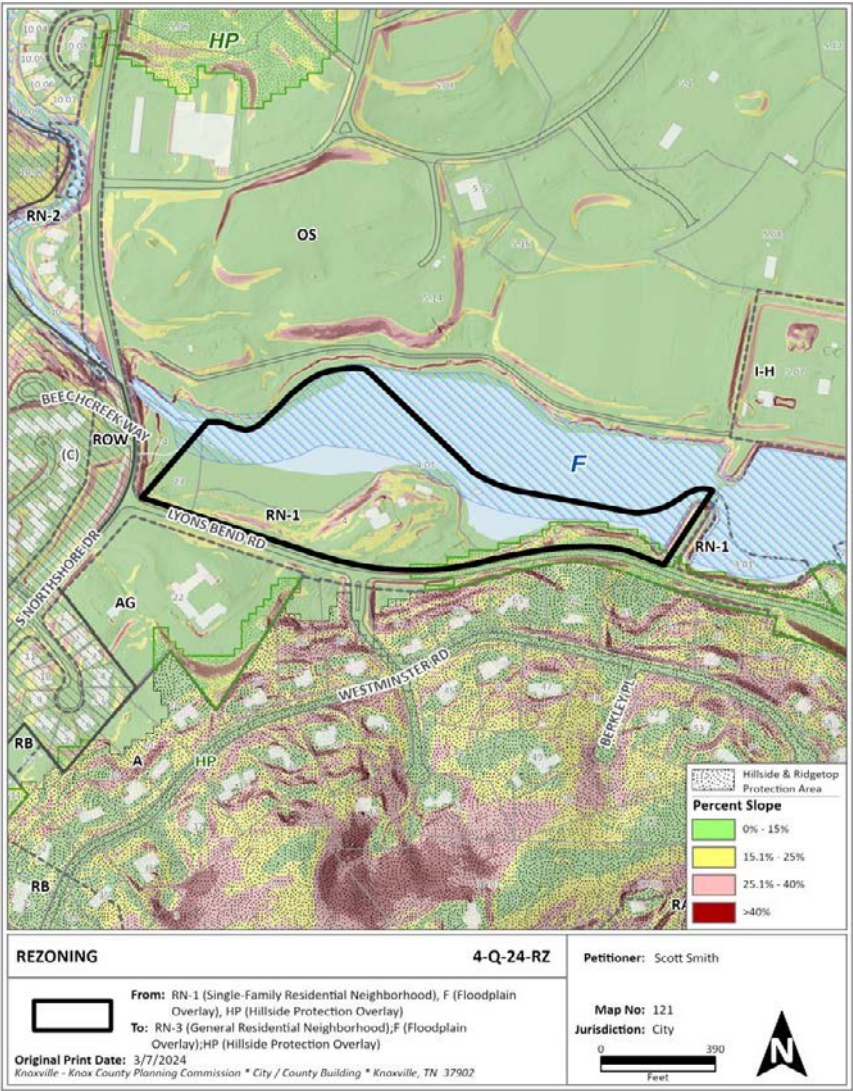
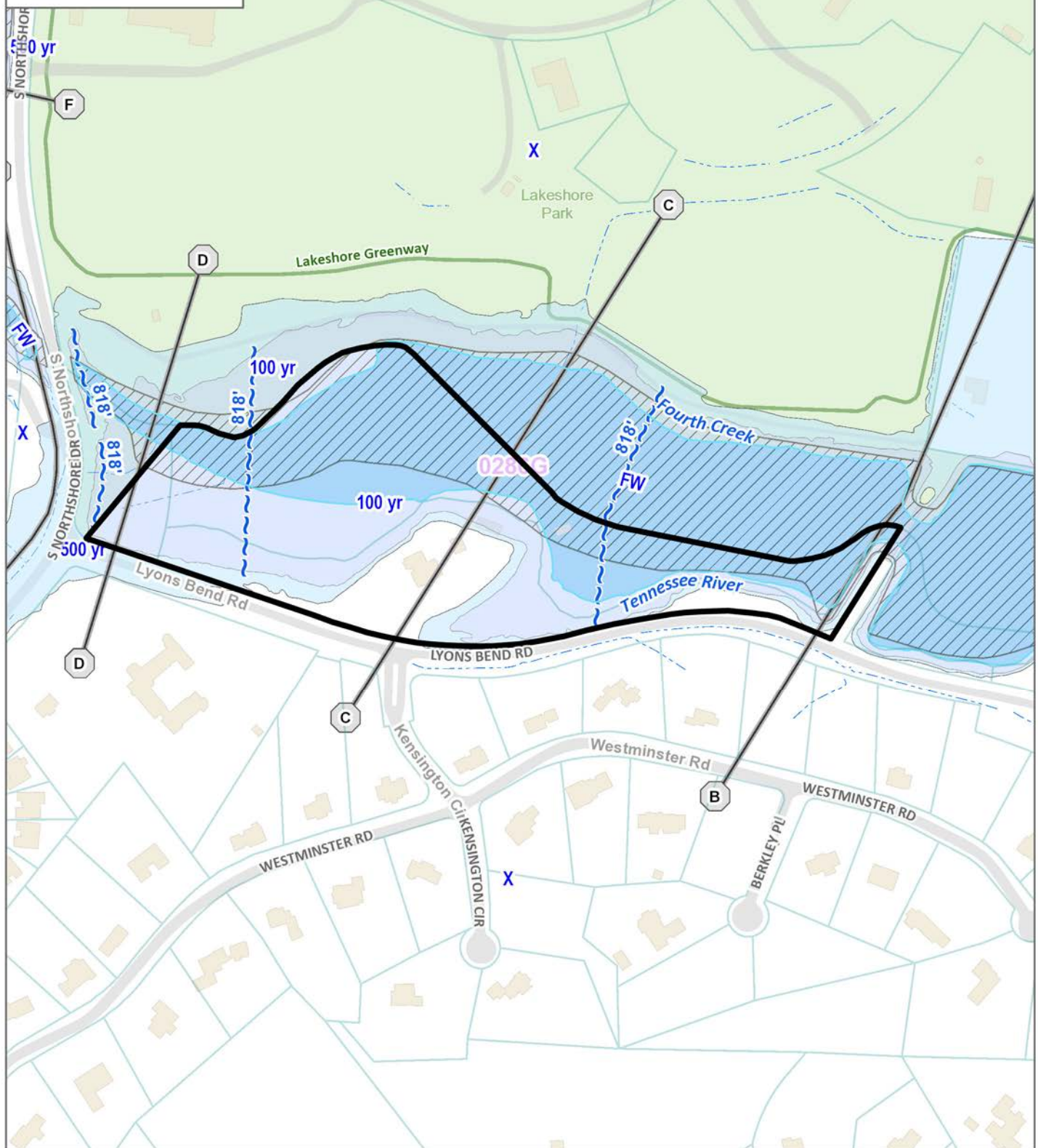


Exhibit B. Supplemental Map

Supplemental Map



SUPPLEMENTAL MAP

4-Q-24-RZ/4-H-24-PA/4-J-24-SP



Case Boundary



3.9 Northshore Drive and Lyons Bend Road

The unsignalized intersection of Northshore Drive and Lyons Bend Road currently operates at acceptable LOS in both peak hours under both existing and future conditions. However, the northbound approach of Lyons Bend Road operates at LOS E in both the AM and PM peak hour under existing conditions. With future growth, this approach is expected to deteriorate to LOS F in both peak hours as shown in Figure 3-13. Because the approach is stop controlled along a high-volume arterial, the poor LOS is not unexpected as available gaps in traffic along Northshore Drive are not long enough to allow vehicles to enter from Lyons Bend Road, particularly for left-turning vehicles.

Initially, widening of the northbound approach of Lyons Bend Road was explored as the primary solution to address the heavy right-turn volume and approach delays. This was complemented by adding a westbound left-turn lane on Northshore Drive. Under these conditions, minor street movement delays were still unacceptable during both peak hours, likely resulting from the difficulty for vehicles to find sufficient gaps in traffic when turning onto Northshore Drive from Lyons Bend Road. As such, signalization of this intersection was explored in tandem with these physical capacity improvements to reduce delay for vehicles on the minor street approach. A signal warrant analysis was prepared using the methodology provided in the *Manual for Uniform Traffic Control Devices* (MUTCD) using data developed for the future conditions analysis, and it was determined a traffic signal will be warranted at this intersection. Details of the signal warrant analysis can be found in the Appendix. To complement the signalization of this intersection, it is recommended the westbound approach of Northshore Drive include an exclusive through lane and an exclusive left-turn lane. The northbound approach of Lyons Bend Road should also be widened to include exclusive left and right-turn lanes. In addition, a 10-foot greenway should be constructed on north side of Northshore Drive from Lyons Bend Road to the Lakeshore Park access on the east side of the Fourth Creek bridge. Advanced warning signage and a crosswalk should be installed on Northshore Drive to facilitate safe crossing for cyclists and pedestrians accessing the parks existing walking trails. These improvements are depicted in Figure 3-14. It is important to note that a potential project northeast of this intersection has also been discussed, specifically constructing a westbound left turn lane on Northshore Drive at the entrance to Lakeshore Park. Although not currently funded, any future improvement to that entrance should coordinate and/or incorporate the proposed recommendations presented as part of this study as a means of minimizing costs and traffic disruptions.

Improvements to LOS for all critical movements are shown in Table 3-7. As shown, all but one movement is expected to operate at acceptable LOS during both peak hours with the proposed improvements. The one exception is the northbound left-turn on Lyons Bend Road, which is expected to operate at LOS E although with approximately half the delay when compared to the unimproved future conditions at this intersection.

Table 3-7. Northshore Drive and Lyons Bend Road LOS Comparison

Movement	No-Build Scenario		Build Scenario	
	AM	PM	AM	PM
Overall Intersection	--	--	C (25.9)	B (13.6)
Northbound Left-Turn	F (103.7)	F (133.9)	D (51.5)	E (62.2)
Northbound Right-Turn	F (75.0)	F (74.2)	D (46.7)	D (50.4)
Eastbound Through	--	--	C (30.5)	B (14.6)
Eastbound Right-Turn	--	--	C (30.5)	B (14.6)
Westbound Left-Turn	B (10.9)	B (10.4)	C (24.0)	B (10.6)
Westbound Through	--	--	A (5.0)	A (4.8)

Note: LOS and delay are not shown for through and right-turn movements for free-flowing approaches due to limitations in the HCM methodology outputs.

Figure 3-13. Future No-Build Conditions at Northshore Drive and Lyons Bend Road

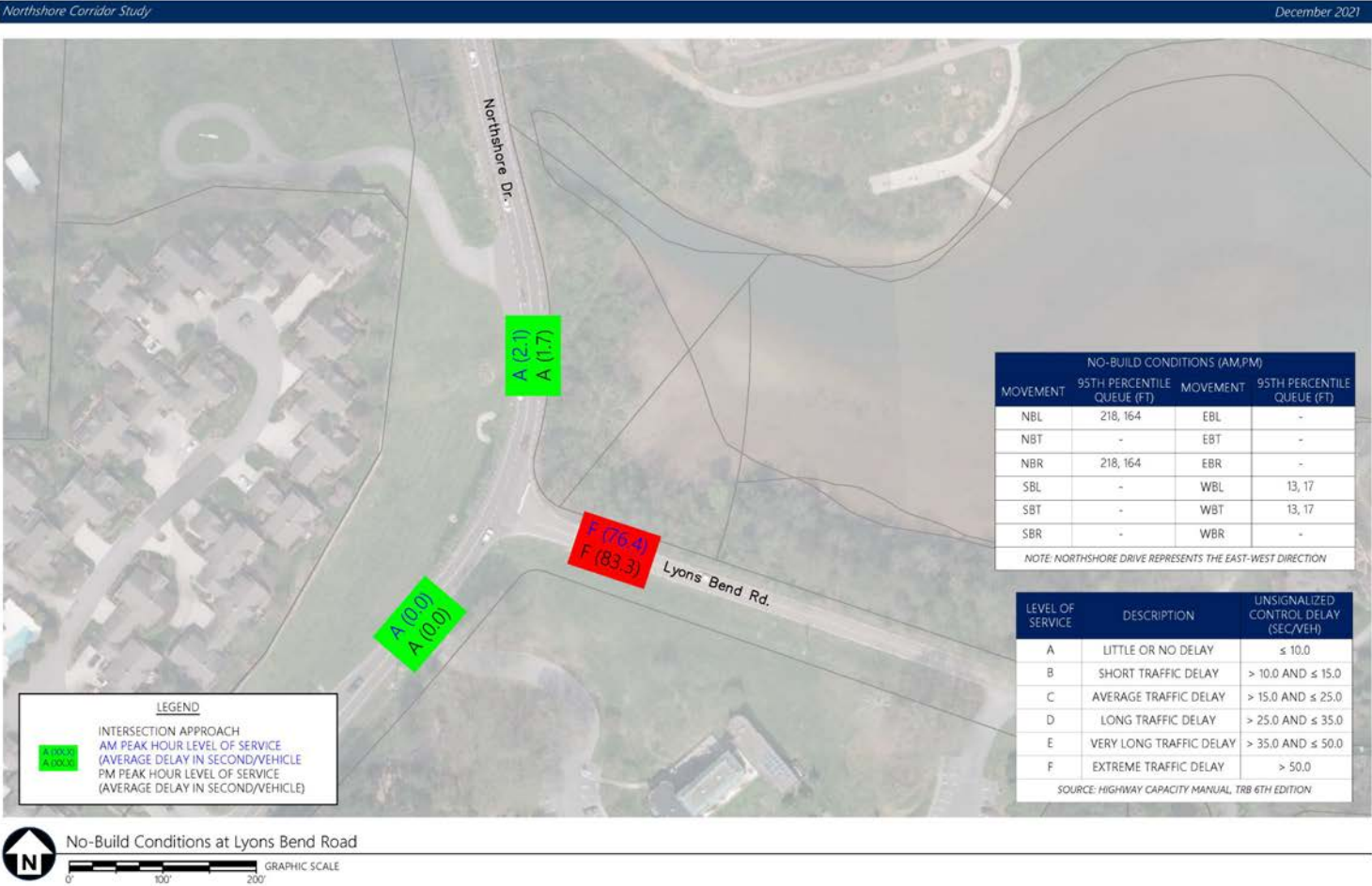
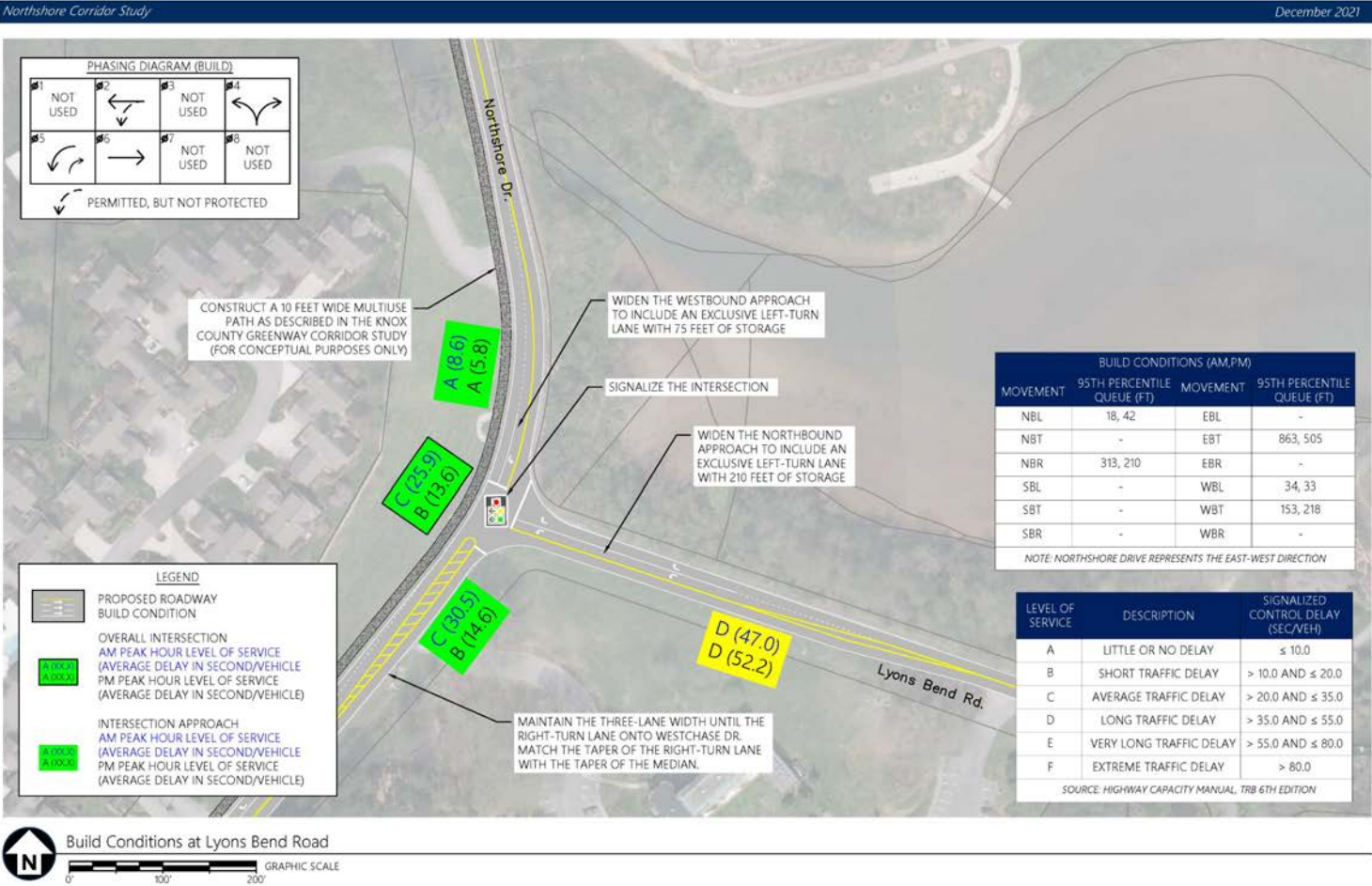


Figure 3-14. Recommended Improvements at Northshore Drive and Lyons Bend Road





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Scott Smith

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-J-24-SP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Scott Smith Green River Holdings

Name / Company

405 Montbrook Ln Knoxville TN 37919

Address

865-539-1112 / ssmith@volrealty.com

Phone / Email

CURRENT PROPERTY INFO

Scott Smith Green River Holdings

Owner Name (if different)

405 Montbrook Ln Knoxville TN 37919

Owner Address

865-539-1112 / ssmith@volreal

Owner Phone / Email

0 LYONS BEND RD / 1476 LYONS BEND RD; 0 S NORTHSORE DR

Property Address

121 J B 004, 004 01, 023

Parcel ID

15.07 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Lyons Bend Rd, east of S Northshore Dr

General Location

☒ City

Council District 2

RN-1 (Single-Family Residential Neighborhood), F
(Floodplain Overlay), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land, Water,
Rural Residential

☐ County District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential), W (Water), PP (Public Park

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	RN-3 (General Residential Neighborhood), F (Floodplain Overlay), HP (Hillsi	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MDR (Medium Density Residential), W (Water), HP (Hillside Protection),	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$2,475.50	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Scott Smith	2/26/2024
	Please Print	Date
Phone / Email		
Property Owner Signature	Scott Smith Green River Holdings	2/26/2024
	Please Print	Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ Sector Plan
☒ One Year Plan
☒ Rezoning

Scott Smith

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-Q-24-RZ / 4-H-24-PA

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Scott Smith Green River Holdings

Name / Company

405 Montbrook Ln Knoxville TN 37919

Address

865-539-1112 / ssmith@volrealty.com

Phone / Email

CURRENT PROPERTY INFO

Scott Smith Green River Holdings

Owner Name (if different)

405 Montbrook Ln Knoxville TN 37919

Owner Address

865-539-1112 / ssmith@volreal

Owner Phone / Email

0 LYONS BEND RD / 1476 LYONS BEND RD; 0 S NORTSHORE DR

Property Address

121 J B 004,004 01,023

Parcel ID

Part of Parcel (Y/N)?

15.07 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Lyons Bend Rd and S Northshore Dr

General Location

☒ City

Council District 2

RN-1 (Single-Family Residential Neighborhood), F
(Floodplain Overlay), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land, Water,
Rural Residential

☐ County District

Zoning District

Existing Land Use

Southwest County, We

Planning Sector

LDR (Low Density Residential), W (Water), PP (Public Park

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-3 (General Residential Neighborhood);F (Floodplain Overlay);HP (Hillsi**
Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$2,475.50

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Scott Smith

2/26/2024

Applicant Signature

Please Print

Date

Phone / Email

Scott Smith Green River Holdings

2/26/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☒ OYP
☒ Rezoning

Applicant Name SCOTT SMITH

Affiliation

Date Filed 2-26-24

Meeting Date (if applicable) 4-11

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name SCOTT SMITH

Company

Address 405 Montbrook Ln. City KNOXVILLE State TN. ZIP 37919

Phone 865-539-1112

Email SSMITH@VOLREALTY.COM

CURRENT PROPERTY INFO

Property Owner Name (if different) Same

Property Owner Address

Property Owner Phone

Property Address 1476 LYONS BEND RD

Parcel ID 121JB004
121JB00401, 121OB023

Sewer Provider KWB

Water Provider KWB

Septic (Y/N) (N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUESTProposed Subdivision Name RN-3

Related Rezoning File Number

Unit / Phase Number

☐ Combine Parcels☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☒ Zoning ChangeProposed Zoning RN-3, F, HP

Pending Plat File Number

☒ Plan Amendment ChangeProposed Plan Designation(s) MDR

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

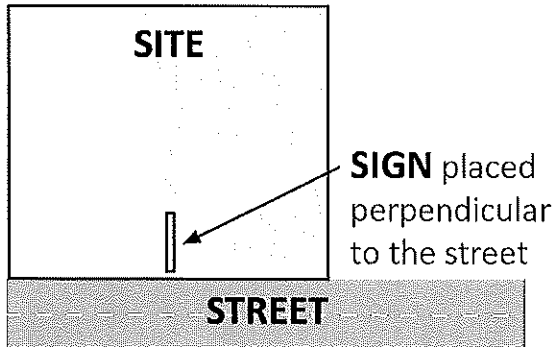
Fee 3

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature G. Scott SmithPlease Print G. SCOTT SMITHDate 2-26-24Phone Number 865-539-1112Email ssmith@volrealty.comProperty Owner Signature G. Scott SmithPlease Print G. SCOTT SMITHDate Paid 2-26-24

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ March 26, 2024 _____ and _____ April 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Smith

Date: 02/25/2024

File Number: 4-Q-24-RZ_4-H-24-PA_4-J-24-SP



Sign posted by Staff



Sign posted by Applicant