CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-C-25-PA **Related File Number:** 4-P-25-RZ

Application Filed: 2/24/2025 **Date of Revision:**

Applicant: L. D. GASS

PROPERTY INFORMATION

General Location: South side of Granda Avenue, east of Glade Hill Drive

Other Parcel Info.:

Tax ID Number: 106 J B 012 **Jurisdiction:** City

Size of Tract: 0.71 acres

Accessibility: Access is via Granda Drive, an unstriped local street with 24 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Northwest County **Plan Designation:** LDR (Low Density Residential)

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

Neighborhood Context: The subject property is in a neighborhood with a mix of single family residential and multifamily residential uses, most of which were in planned districts. The multifamily developments feature a mix of duplexes, townhouses, a mobile home park, and small apartment buildings. The property is 0.5 miles from the Middlebrook Pike corridor, which features a mix of commercial, office, and public-quasi public land uses (churches, Shannondale assisted living and senior housing). Bearden Middle lies approximately 1 mile to the southeast, and The Spirit Life Academy lies approximately 0.25 miles to the south.

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

Street: 7504 GRANDA DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: RN-4 (General Residential Neighborhood)

Previous Requests:

Extension of Zone: Yes, it is an extension of the zoning district, but it is not an extension of the plan designation.

History of Zoning: In 1985 the property was part of a government rezoning from R-2 (General Residential) to R-1A (Low Density Residential) (7-U-85-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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: Samiul Haque

Staff Recomm. (Abbr.): Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.

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. There are no apparent errors or omissions in the One Year Plan with regards to the subject property.

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 not been any significant changes in the development pattern in this general area in the last decade. The only two developments that have occurred in the general area since 2013 have been single family detached subdivisions (The Village at Bearden and Creekhead Cove). Also, no known major public infrastructure improvement has occurred in recent times.
2. The subject property is within an established residential development consisting of single-family homes that are consistent with the LDR land use classification.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:
1. There has been no change in public policy pertaining to this area.

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 studies or plans specific to this area that warrant an amendment to the MDR land use classification..

ADDITIONAL CONSIDERATION:
1. The property does not meet the location criteria of the MDR classification since it is accessed by a local road, has greater than 15% slopes for a portion of the site, lacks nearby sidewalk connections, and is not in an area that would provide a transition between more intensive non-residential uses and low-density residential neighborhoods.

Action: Denied **Meeting Date:** 8/13/2026

Details of Action:

Summary of Action: Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.

Date of Approval: **Date of Denial:** 8/13/2026 **Postponements:** 4/10/2025, 5/14/2026

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: