

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-D-24-PA      Related File Number: 10-Q-24-RZ  
Application Filed: 8/22/2024      Date of Revision:  
Applicant: JIM ODLE

## PROPERTY INFORMATION

**General Location:** South side of Lifespring Ln, west side of Washington Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 49 10304      **Jurisdiction:** City  
**Size of Tract:** 3.02 acres  
**Accessibility:** Access is via Lifespring Lane, a median-divided local street with a pavement width of 14 ft on each sides within a 65-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Planning Sector:** North City      **Plan Designation:** O (Office)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The area is characterized by a mix of single-family and multi-family residential developments among large vacant or forested lands. There are commercial and office uses nearby along Washington Pike to northeast and southwest.

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

**Street:** 0 LIFESPRING LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O (Office)  
**Former Zoning:**  
**Requested Zoning:** C-N (Neighborhood Commercial)  
**Previous Requests:**  
**Extension of Zone:** This would be an extension of the NC classification from north; however, this is not an extension of the C-N district.  
**History of Zoning:** The property was part of larger area rezoning requests several times. 1988: A, RB to CA (4-H-88-RZ, request denied by County Commission); 1996: A, RB to PR at 4 du/ac (11-N-96-RZ, approved); 2004: I, RB, PR to SC, OA, PR at 5 du/ac (9-I-04-RZ, approved); 2007 governmental rezoning after annexation to the City: No zone to RP-1, SC-1, O-3, C-4(k), R-1, A-1 (11-N-07-RZ, approved).

**PLAN INFORMATION (where applicable)**

Current Plan Category: O (Office)

Requested Plan Category: NC (Neighborhood Commercial)

**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.): Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.

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. However, the NC classification would be a minor extension of this classification from the north side.

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. Lifespring Lane, a median-divided local street that provides access to the subject parcel as well as three other properties in the Arlington Place mixed use subdivision, was constructed in 2016.
- 2. The Washington Pike improvement project (projected bid date: January 2026) proposes five driving lanes with shared paths for bikes and pedestrians at this section of the minor arterial street that will further improve the connectivity of this area.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. There are no known public policy changes pertaining to the subject property and its land use designation.

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 or the NC land use that apply to this request.

Action: Approved

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.

Date of Approval: 10/3/2024

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: 11/26/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

**Disposition of Case:** Denied

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**