





County Sector Plan. However, MDR could have been considered here as a buffer between the GC (General Commercial) and O land use designations to the northwest and LDR (Low Density Residential) land uses on all other sides. This property is in an appropriate location for residential development, given the recreational amenities of the park and greenway trail, which is planned to be expanded. The property is also walking distance to a major retail hub where there is a bus stop within walking distance.

2. This property is historically residential, with stream considerations along its west and northeast borders. These conditions are more conducive to the residential districts permitted in the MDR classification rather than the O land use, which only permits the O (Office) and OP (Office Park) zoning districts, which have no impervious limitations.

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

1. As stated, there have been significant and ongoing residential, commercial and recreational developments over the past 16 years in this area, which warrants consideration of the MDR land use classification on this lot. More residential development is supported by close proximity commercial, recreational and transit offerings, and the MDR land use is appropriate considering the property's transitional location between land use intensities.

**Action:** Approved **Meeting Date:** 1/11/2024

**Details of Action:** Approve MDR/O (Medium density Residential/Office) land use classification because it provides a transition of land use intensities and is supported by local residential amenities. The SP (Stream Protection) area would be retained.

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**Date of Approval:** 1/11/2024 **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**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**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:** 2/6/2024 **Date of Legislative Action, Second Reading:** 2/20/2024

**Ordinance Number:** **Other Ordinance Number References:** O-17-2024

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

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

**Amendments:** **Amendments:**

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