

Requested Plan Category: MDR/O (Medium Density Residential/Office)

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/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood.

Staff Recomm. (Full):

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Over the past twenty years the area surrounding the subject property has seen significant infill commercial development, particularly of hotels. Pratt Road is approximately 1/3 of a mile long, with a big box grocery store at the northeastern edge, three hotels in the center, and single-family residences to the west. One of the hotels was completed in 2009, and another, which shares a lot with the subject property, was completed in 2020. The subject property is located where residential lots abut these more recently developed hotels.
2. The proposed One Year Plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/ Office) land use classification provides an appropriate transition of land use intensities between the residential uses to the west and hospitality businesses to the east.

AN ERROR IN THE PLAN:

1. The current LDR classification is not the result of an error in the One Year Plan, but the MDR/O land use is reflective of increasing commercial development in the area.

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. As stated, within the past twenty years there has been a significant infill of commercial development on properties that were previously vacant, agricultural or single-family residential in the vicinity. Beyond the hotels on Pratt Road, this development pattern includes the construction of another hotel, a self-service storage facility and a carwash to the southwest on Central Avenue Pike.
2. This more intensive development trend warrants reconsideration of the LDR land use classification, with the MDR/O designation providing a buffer between commercial businesses and low density residential uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no changes in public policy pertaining to this particular land use amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. In general, Knoxville is experiencing unmet demand for a variety of housing forms. The MDR/O classification allows consideration of a wide range of residential zoning districts that could enable more residential types and unit quantities on the subject property to help meet this local need.

OTHER CONSIDERATIONS:

1. The stated purpose of the MDR/O classification is to provide a buffer to single-family residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood. This intent aligns with the subject property's location.
2. Additionally, there are location criteria for MDR/O designation that include access to transit and properties with slopes that are less than 15%. These criteria are met by the subject property's location,

which is less than ¼ mile to a bus route and has relatively flat terrain.

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

Details of Action:

Summary of Action: Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood.

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: 2/20/2024 **Date of Legislative Action, Second Reading:** 3/5/2024

Ordinance Number: **Other Ordinance Number References:** O-27-2024

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

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

Amendments: **Amendments:**

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