

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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (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 North City Sector 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.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. This property is in close proximity to Cedar Lane, a five-lane minor arterial street with ample traffic capacity. Additionally, sidewalk segment was recently added adjacent to the subject area with the development of a new hotel.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current LDR classification is not the result of an error in the sector plan, but the MDR/O land use designation better reflects increasing commercial development in the area.

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

1. There has been significant infill of commercial development on properties that were previously vacant, agricultural or single-family residential in the vicinity.
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 single-family residential uses.

OTHER CONSIDERATIONS:

1. The stated purpose of the MDR/O classification is to provide a buffer to low density 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, Second Reading:	3/5/2024
Date of Legislative Action:	2/20/2024	Other Ordinance Number References:	O-26-2024
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			