



**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MDR (Medium Density Residential), HP (Hillside Protection)  
**Requested Plan Category:** MU-NC (Mixed Use Neighborhood Center), HP (Hillside Protection)

**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 sector plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.  
**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. This property is part of the Western Heights community that was established in 1939. The Western Heights campus provides affordable housing and community services through Knoxville's Community Development Corporation (KCDC) and partner organizations. In 2011, most of the residential buildings on the subject parcel were demolished, leaving it primed for new development.
2. In 2021, KCDC was awarded a federal grant to implement the Transforming Western Plan. This is a community-driven plan developed in partnership with over 65 organizational stakeholders and the City, for renovated and newly constructed housing with community-serving commercial amenities. The first phase of this plan includes new multifamily housing construction at 1800 and 1900 Vermont Avenue, which was recently approved for a sector plan amendment to MDR/O (Medium Density Residential/Office) and is currently under construction (7-C-23-SP).
3. In 2022, a new 22,000 sq ft Head Start preschool was opened next door to the subject property. It is designed to serve over 130 children with programming that also includes health screenings, mental health and disability services, meals, and dual-language learning programs.
4. The requested Central City Sector Plan amendment from the MDR (Medium Density Residential) to the MU-NC (Mixed Use Neighborhood Commercial) land use classification would create a mixed use node at this location. This would in turn enable the development of a wider range of housing forms as well as small-scale commercial development. Approval of this land use class would build upon existing and upcoming residential development and amenities in the area.

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

1. There have been no significant updates to the road network or utilities, but existing infrastructure can accommodate more intensive development at this location.

**AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The current MDR land use classification is not the result of an error in the sector plan, but MU-NC could have been considered as an avenue to increase commercial services and residential opportunities in this walkable area. The subject property meets all of the location criteria for MU-NC except for having flat terrain. The property may have slopes, but it has all been previously graded, cleared and developed.

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

1. An increase in affordable housing and commerce in this area would address ongoing demand in the City for a range of housing options where goods and services to meet daily needs are accessible.

**Action:** Approved **Meeting Date:** 10/5/2023

**Details of Action:**

**Summary of Action:** Approve the sector plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.

**Date of Approval:** 10/5/2023

**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:** 11/14/2023

**Date of Legislative Action, Second Reading:** 11/28/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-163-2023

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**