

Requested Plan Category: MDR (Medium Density Residential), 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 MDR (Medium Density Residential) and HP (Hillside Protection) because it is consistent with development in the area and location criteria for the MDR designation.

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. There have been significant developments around the subject property that warrant consideration of the MDR (Medium Density Residential) classification. In 2007, Middlebrook Pike was expanded from a two-lane street to a four-lane major arterial with medians, turn lanes and sidewalks on both sides. Around the same time, properties along Middlebrook Pike a quarter mile to the west were developed into service-oriented commercial establishments including a large grocery store and several restaurants. This new community commercial node is walking distance from the subject property.
2. In 2008, the Walden Legacy apartment community was built adjacent to the subject property after it was granted the MDR land use designation. The request for MDR on the subject property would be a minor extension of this classification and serve as a transition between commercial development to the west and low density residential neighborhoods to the north, south and east.

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

1. As stated, this section of Middlebrook Pike has been significantly upgraded to increase traffic capacity and promote pedestrian connectivity. The nearby commercial node is easily accessible on foot. This transportation infrastructure makes medium density residential development practicable at the subject property.
2. The subject property has access to water and sewer utilities that could support more intensive residential uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) designation is not the result of an error or omission. However, the Northwest County Sector Plan could have considered a minor extension of MDR at this location in light of recent transportation and commercial developments.

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

1. In addition to the apartments adjoining the subject property, an attached residential neighborhood with a density of 10 du/ac was approved in 2020 behind the commercial node southwest of Middlebrook Pike. This points to a trend of denser residential uses along this section of the corridor near commercial services.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because it is consistent with development in the area and location criteria for the MDR designation.

Date of Approval: 12/8/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/23/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: