



Requested Plan Category: MDR (Medium Density Residential)

**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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the MDR (Medium Density Residential) land use classification because it is consistent with the intent and location criteria of the classification.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AN AMENDMENT OF THE LAND USE PLAN:

1.The property to the south had a plan amendment to the GC (General Commercial) land use class and was rezoned to the PC (Planned Commercial) zone (Case numbers 5-F-15-RZ / 5-B-15-S). The development was approved as a use on review in 2018 (Case 7-Q-18-UR). This is the most prominent development in the area.

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

1. While there have not been significant changes to infrastructure, existing facilities support the use.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the East County Sector Plan with regards to the requested LDR classification here. However, it is currently zoned RB, which allows a density of up to 12 du/ac by right and up to 24 du/ac as a use on review. Given the density allowed in this zone, the MDR land use is appropriate to consider in this location.

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

- 1. The warehouse facility to the south is a more intense use, so MDR land use is more appropriate as a transition land use class than LDR, as LDR would likely result in single family homes.
- 2. The subject property is somewhat isolated from residential uses with E Governor John Sevier Highway and the Holston River to the west, I-40 to the north, and the warehouse development to the south.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 2/8/2024

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is consistent with the intent and location criteria of the classification.

Date of Approval: 2/8/2024

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:** 3/25/2024

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**