



Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Ridgetop 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: Kelsey Bousquet

Staff Recomm. (Abbr.): Deny the MDR (Medium Density Residential) land use classification because the subject property does not meet the location criteria for the land use classification. The HP (Hillside Ridgetop Protection) overlay would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN.

1. The OS (Other Open Space) land use classification is intended for areas possessing either topographical or environmental features that would limit intensive development. The subject property is part of Sharps Ridge, a significant ridgeline with slopes primarily above the 40% range (Exhibit A: Hillside Slope Analysis). As such, the OS land use class is not the result of an error in the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENTS (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA.

1. There has not been a significant change in the development pattern in this area, nor has there been an a completed improvement project.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.

1. There are no known changes in public policy pertaining to this area.

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

1. There have been no new plans or studies that reveal the need for a plan amendment to the MDR (Medium Density Residential) land use classification at this location.

OTHER CONSIDERATIONS:

1. The subject property does not meet the location criteria for the MDR land use class. This site is steeply sloped and isolated from surrounding residential and non-residential development. It is not along or near a corridor that is served or proposed to be served by transit and sidewalks, nor is it in a transitional area between more intensive non-residential uses and low density residential neighborhoods.

Action: Approved Meeting Date: 4/9/2026

Details of Action: Approve the MDR (Medium Density Residential) land use classification because it does meet the location criteria for this land use classification, is an extension of the MDR land use classification, and the current land use classification is a significant error in the plan. The HP (Hillside Ridgetop Protection) overlay would be retained.

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it does meet the location criteria for this land use classification, is an extension of the MDR land use classification, and the current land use classification is a significant error in the plan. The HP (Hillside Ridgetop Protection) overlay would be retained.

Date of Approval: 4/9/2026 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:** 5/12/2026

**Date of Legislative Action, Second Reading:** 5/26/2026

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**