

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 One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transition between land uses and is consistent with surrounding development.

Staff Recomm. (Full):

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The One Year Plan could have considered the MDR/O (Medium Density Residential/Office) land use classification at the subject property because it is located between O (Office) land uses to the north and MDR (Medium Density Residential) land uses to the east, west and south. MDR/O provides an appropriate transition between these land uses and permits zoning that is consistent with surrounding development.

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

1. There are no significant public improvements that have occurred since the adoption of the Southwest County Sector Plan in 2016, which informs land use classifications in the One Year Plan. However, it is noteworthy that sidewalks were installed S Gallaher View Road in 2009, providing pedestrian access to the nearby high school and commercial node to the north. This walkable infrastructure does support consideration of more intensive residential uses on the subject property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no major changes in public policy pertaining to this property that are unaccounted for in the One Year Plan.

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

1. Current national trends and local data reflect high demand for a range of housing options. The MDR/O classification permits residential zoning that can help meet this demand.

Action:

Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transition between land uses and is consistent with surrounding development.

Date of Approval:

4/13/2023

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: 5/16/2023

Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

O-86-2023

Disposition of Case, Second Reading:

Approved

If "Other":

Amendments:

Effective Date of Ordinance: