

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the MDR (Medium Density Residential) classification because it is consistent with the surrounding development. The HP (Hillside Protection) designation would be retained.

Staff Recomm. (Full): The HP (Hillside Protection) designation would be retained.

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. There are no apparent errors or omissions in the One Year Plan with regards to the subject property.

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. Between 2003-2007, Midpark Road was expanded to connect to Henson Road with the addition of the traffic circle at the southwest corner of the property.

1. The area has experienced some growth over the last two decades. The 50-lot subdivision on the north side of the property, Avery Woods, was constructed in early to mid 2000s. The properties zoned I-G (General Industrial) to the south had significant grading work done at around the same time, but the sites remained undeveloped after that.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use classification.

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 are no new studies or plans specific to the MDR land use that apply to this request.

OTHER CONSIDERATIONS:

1. The property meets the location criteria of the MDR classification since this would be a transitional area between the neighborhood and the industrial-zoned properties to the south. Henson Road is a minor collector which has sidewalks on one side of the street. The property has sidewalk connections and is within a half-mile away from a public park (Happy Homes Park).

Action: Approved Meeting Date: 4/11/2024

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR (Medium Density Residential) classification because it is consistent with the surrounding development. The HP (Hillside Protection) designation would be retained.

Date of Approval: 4/11/2024 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: 5/14/2024

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/28/2024

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: