

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection) because it is a transitional land use classification between commercial and single-family residential.

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. This area has been designated for office uses since the late 1990s, however, it has remained undeveloped. This parcel is a buffer between the single-family residential neighborhood to the east and the commercial corridor along S. Northshore Drive.
2. Allowing expansion of multi-family residential and office at this location continues the transitional land use buffer between more intensive uses along the roadway and the single family neighborhood.

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

1. The subject property is within 1/3 of a mile of the intersection with S. Northshore Drive and Kingston Pike. In late 2025, project letting for intersection improvements including additional turn lanes and/or storage lengths on all approaches at the intersection are slated to begin. TDOT notes that the project will include access management and pedestrian facility improvements up to adjacent intersections in each direction as well as replacing the existing bridge over Fourth Creek.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There isn't a obvious or significant error or omission in the sector plan. However, the sector plan could have considered MDR/O originally to allow for additional development options that are also transitional in nature, like multifamily and office.

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

1. Increasing residential housing options that are served by transit continues to be a trend in development to help alleviate traffic congestion.
2. A transportation impact study may be required during permitting and the increased residential density provided as part of development and coordinated with area improvements in the transportation network including the intersection of Kingston Pike and S. Northshore Drive.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection) because it is a transitional land use classification between commercial and single-family residential.

Date of Approval:

4/14/2022

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: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References:

O-68-2022

Disposition of Case: Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: