

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 sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the property's existing permitted density of 8 du/ac.

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. The subject property was approved for a plan amendment from LDR (Low Density Residential) to the MDR (Medium Density Residential) land uses in 2004 (2-C-04-SP). However, it appears this land use classification reverted back to LDR when the West City Sector Plan was updated and adopted in 2007.
2. The sector plan lists three reasons why certain land use designations were changed: 1) to reflect existing zoning conditions, 2) to reflect more accurate information on floodways and slope constraints, and 3) as a result of information on market conditions, planned road improvements, traffic volumes and adjacent land uses. The first two reasons do not apply to the subject property, so the rationale for a return to the LDR classification may have been tied to roadway constraints on this narrow section of Westland Drive and the fact that the subject property's location does not meet the sector plan's criteria for MDR. The location criteria for MDR includes being in a transitional area between commercial and low density residential neighborhoods and being along corridors that are served by or proposed to be served by transit. Neither of these standards are met at this location.

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

1. There have been no significant public infrastructure improvements of note in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR classification does not reflect the permitted density on the subject property. The PR zone at a density of up to 8 du/ac is categorically defined as medium density residential. MDR would better reflect the reality of what is permitted on this site through zoning.

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

1. Knoxville's population has increased by approximately 7% since the sector plan was adopted, according to the annual facts and figures summaries from 2007 and 2022 provided by Planning. There is higher demand now for a variety of housing forms than there was when this land use classification was reverted back to LDR. MDR is the most pragmatic designation for the site, considering the property's approved density as well as upward trends in City population.

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: 4/13/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the property's existing permitted density of 8 du/ac.

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: Knox County Commission

Date of Legislative Action: 5/22/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: