



## **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 the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) will be retained.

**Staff Recomm. (Full):**

**Comments:** ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

### CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In April of 1993, a One Year Plan amendment request to change the subject property's land use classification from LDR (Low Density Residential) to MDR (Medium Density Residential) was denied. The basis for the denial was that LDR was more compatible with the adjacent Far View Hills neighborhood to the east, which is composed of single-family residences on lots averaging 1/3 of an acre in size. However, two months later, in June of 1993, a Use on Review was approved for the adjacent property to the west which allowed the addition of 30 units to an existing 160-unit apartment development called Ivy at West Hills. In 1994, another Use on Review was approved for the same apartment community to add 60 more units.
2. This prior approval of an increase in adjacent residential density since the prior One Year Plan amendment request warrants reconsideration of MDR as a minor extension of the land use classification. The most intensive residential zoning district permitted in the MDR classification is RN-4. The Ivy at West Hills property is zoned RN-5 and the Far View Hills neighborhood is zoned RN-1. Thus the proposed MDR designation at this location would provide an appropriate transition of decreasing residential density from west to east.

### AN ERROR IN THE PLAN:

1. This residential area is composed of a wide array of housing forms and densities ranging from single-family detached residences to apartments and detached townhomes on shared lots. The subject property is in close proximity to job centers in the form of medical office parks as well as commercial services and schools like Pond Gap Elementary and South College.
2. The One Year Plan could have considered a minor expansion of the MDR classification to the subject property in light of surrounding residential density and amenities.

### 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 have been no major development changes in the past 15 years, though the existing development pattern with its wide range of residential densities supports consideration of the MDR classification at this location.

### A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy updates pertaining to the proposed 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 plans or corridor studies for this area that are relevant to the requested MDR land use.

**Action:** Approved

**Meeting Date:** 7/13/2023

**Details of Action:**

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

**Date of Approval:** 7/13/2023

**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:** 8/8/2023

**Date of Legislative Action, Second Reading:** 8/22/2023

**Ordinance Number:**

**Other Ordinance Number References:** O-122-2023

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**