

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 surrounding development. The HP (Hillside Protection) will be retained.

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. Surrounding development in this area provides a range of housing forms and densities that are consistent with the proposed MDR (Medium Density Residential) land use classification. The most intensive zoning that can be considered now in the MDR classification is the RN-4 (General Residential Neighborhood) district, which permits a lower residential density than the adjacent RN-5 zoning to the west.

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

1. The subject property is in a developed area bordered by interstate highways and arterial streets. While there have not been new roads or utilities installed in recent years, existing infrastructure can accommodate the MDR classification on this 4.88-acre parcel.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification is not the result of an error. However, the Northwest City Sector Plan could have considered a minor extension of the MDR classification to the subject property in light of its close proximity to community activity centers in the form of Pond Gap Elementary and South College, as well as office nodes to the south.

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

1. The City of Knoxville's population continues to increase, and ongoing local demand for housing opportunities warrants consideration of the MDR land use in this area where it is compatible with surrounding development.

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: 7/13/2023

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 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-121-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: