

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 MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

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

1. Between 2022-2024, the Lancaster Drive Sidewalk Project (\$1.5-million Capital Improvement Project) enhanced the nearby intersection of Sevier Avenue and Sevierville Pike, constructed new sidewalks along Lancaster Drive to connect to the Urban Wilderness and Baker Creek Preserve, and included a new bus shelter pad for the existing transit route along Sevier Avenue. These changes encourage a more pedestrian-friendly environment that supports the proposed land use classification here.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the South City Sector Plan with regard to the subject properties. However, the MDR classification would provide a transition between the Low Density Residential classification to the north and Neighborhood Commercial classification to the south.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. The City recently developed a housing strategy update to inform how to address the increased demand for housing. One of the recommendations is to facilitate appropriate modifications to land use regulations that help meet housing needs. The MDR classification is consistent with development in the area.

2. Approval of the MDR classification for this area served by KUB and KAT will be consistent with the General Plan's development policy 5.2 that encourages development to be concentrated in areas with adequate utilities and infrastructure.

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

1. The proposed amendment will be compatible with the steady residential development pattern in this area and a minor extension of the MDR classification from across the street.

ADDITIONAL CONSIDERATIONS:

1. The properties are located on a major collector street with transit access and near community amenities such as Dogwood Elementary, South-Doyle Middle, Ijams Nature Center, and several parks. It will provide a transitional area between residential and non-residential land use classifications, and the majority of the parcels have less than 15% slopes. With this, the properties meet the location criteria of the MDR classification.

2. The South County Sector Plan called for the South Haven neighborhood to be rezoned to low density residential zoning. While this property is a part of that neighborhood, its proximity to Sevierville Pike and Baker Creek Preserve (the latter not anticipated by the plan) make it more amenable to the recommended MDR land use.

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: 7/11/2024

Details of Action:

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.

Date of Approval: 7/11/2024

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: 8/6/2024

Date of Legislative Action, Second Reading: 8/20/2024

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: