

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST CITY SECTOR PLAN AMENDMENT



File Number: 4-A-26-SP **Related File Number:**
Application Filed: 2/5/2026 **Date of Revision:**
Applicant: MATCO AFFORDABLE HOUSING

PROPERTY INFORMATION

General Location: South side of Nora Rd, south of I-640
Other Parcel Info.:
Tax ID Number: 59 P C 038 OTHER: 070AA004, 005 **Jurisdiction:** City
Size of Tract: 18.03 acres
Accessibility: Access is via Nora Road, an unstriped local street with 10-18 ft of pavement width within the large I-640 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: East City **Plan Designation:** OS (Other Open Space), HP (Hillside Ridgetop Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property lies on a steep, forested hillside to the south of I-640 in an area that features limited single family houses on large lots. There is a self storage facility to the west.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4524 NORA RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: It would be an extension of the zoning but not the plan designation.
History of Zoning: In 1994 the property was part of a larger rezoning from I-3 (General Industrial) and R-2 (General Residential) to RP-1 (Planned Residential District) (8-K-94-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Other Open Space), HP (Hillside Ridgetop Protection)

Requested Plan Category: MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Deny the MDR (Medium Density Residential) land use classification because it does not meet the location criteria for this land use classification. The HP (Hillside Ridgetop Protection) overlay would be retained.

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 include any of these):

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

1. There has not been an introduction of new roads or utilities to this area to make development more feasible.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The OS (Other Open Space) land use classification is intended for areas possessing either topographical or environmental features that would limit intensive development. The subject property is part of Sharps Ridge, a significant ridgeline with slopes primarily above the 40% range (Exhibit A: Hillside Slope Analysis). As such, the OS land use class is not the result of an error in the plan.

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

1. There are no known changes in government policy pertaining to this area.

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

1. The subject property is located on a section of Nora Road bisected by the railroad tracks and isolated from other residential and non-residential development to the north and south due to I-640 and the steep topography. Development in this area has not significantly changed since the original plan proposal and consists of three single-family dwellings to the west and forested, undeveloped slopes to the east.

OTHER CONSIDERATIONS:

1. The location criteria for the MDR (Medium Density Residential) land use classification recommend sites that are near community activity centers or commercial/office nodes with access on collector or arterial streets. The subject property does not meet the recommended location criteria for the MDR land use class, as it is located on a narrow, unstriped local street and is removed from nearby established neighborhoods, commercial development, and other community amenities.

Action: Approved

Meeting Date: 4/9/2026

Details of Action: Approve the MDR (Medium Density Residential) land use classification because it does meet the location criteria for this land use classification and the current land use classification is a significant error in the plan. The HP (Hillside Ridgetop Protection) overlay would be retained.

Summary of Action: Approve the MDR (Medium Density Residential) land use classification because it does meet the location criteria for this land use classification and the current land use classification is a significant error in the plan. The HP (Hillside Ridgetop Protection) overlay would be retained.

Date of Approval: 4/9/2026

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: 5/12/2026

Date of Legislative Action, Second Reading: 5/26/2026

Ordinance Number:

Other Ordinance Number References: O-32-2026

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: