



**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments:

This is a revised application for a rezoning that was received on 2/1/2022. The applicant previously applied for RB (General Residential) zoning and a plan amendment to MDR (Medium Density Residential). The applicant is now requesting to withdraw their application for the MDR (Medium Density Residential) land use plan amendment for the North City Sector Plan and revised their rezoning request to PR (Planned Residential) zoning up to 5 du/ac.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. Since 2005 this area has been building out with attached residential dwellings under the PR zoning up to 5 du/ac. Across the street on Tazewell Pike attached units with the City of Knoxville's RN-3 zoning (formerly RP-1 zoning) have been built at approximately 4 du/ac.
- 2. This area is within the Parental Responsibility Zone for Shannondale Elementary and existing sidewalks for the school are approximately 550-ft away along Shannondale Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The PR (Planned Residential) district is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. There are sinkholes noted in this area and the PR zone district allows flexibility in design and encourages more imaginative solutions to environmental challenges.
- 2. The development plan review process also allows for a review by the Planning Commission with input from the community on the proposed planned unit development, and one intent of this process is to address compatibility with surrounding and adjacent zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. This amendment is consistent with the North City Sector Plan and all other adopted plans.

Action:

Withdrawn

Meeting Date: 3/10/2022

Details of Action:

Withdrawn at the request of the applicant.

Summary of Action:

Withdrawn at the request of the applicant.

Date of Approval:

Date of Denial:

Postponements: 1/13/2022, 2/10/2022

Date of Withdrawal:

3/10/2022

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

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: