

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 surrounding development.

Staff Recomm. (Full):

Comments:

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. The forthcoming Schaad Road improvements are anticipated to increase development activity, particularly adjacent to intersections along the Schaad Road corridor.
- 2. The LDR designation recommends consideration of additional residential density in the PR (Planned Residential) zone district up to 5 du/ac, which provides an opportunity for more residential development than the current A (Agricultural) zoning.

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

- 1. The proposed amendment to PR zoning 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. Additional residential development under PR (Planned Residential) up to 7 du/ac could allow a maximum of 98 dwelling units, which would trigger a Level 1 Transportation Impact Study (TIS) to be submitted with a use on review application.
- 2. If PR (Planned Residential) up to 5 du/ac is approved a maximum of 70 dwelling units could be accommodated which does not trigger a requirement for a TIS.
- 3. The required development plan review as part of the PR (Planned Residential) zone district will provide an opportunity for potential impacts to be mitigated through creative site design.

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. The proposed amendment is not consistent with the Northwest County Sector Plan, therefore, staff is recommending PR (Planned Residential) up to 5 du/ac, consistent with the LDR (Low Density Residential) sector plan land use classification.

Action:

Approved as Modified

Meeting Date: 2/10/2022

Details of Action:

Approve PR (Planned Residential) zoning up to 7 du/ac.

Summary of Action:

Approve PR (Planned Residential) zoning up to 7 du/ac.

Date of Approval:

2/10/2022

Date of Denial:

Postponements: 1/13/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 3/28/2022

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: