

Requested Plan Category:

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.):

Withdraw the rezoning application per the applicant's request.

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 subject property is in a rural area of East Knox County with sparse residential development, steep, forested slopes and winding street access without shoulders. There are no changes in development or transportation conditions that support an increase in residential intensity at this location.
2. The nearest major arterial street is E Governor John Sevier Highway, where the corridor is primarily developed for industrial and manufacturing purposes with heavy trucking traffic. Commercial activity is not service-oriented or supportive of more residential development.

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

1. This is a request to rezone approximately 20 acres of the total lot from A (Agricultural) to PR (Planned Residential) up to 5 du/ac. The remaining portion of the site is zoned RB (General Residential), and is not included in this rezoning request. This RB zoning is part of a larger zone boundary that predates the General Plan and sector plans, which looked at future land use, environmental issues, and incorporated public feedback. It should be noted that the RB zone is a more intensive residential zone that conflicts with the Comprehensive Plan's RC (Rural Conservation) place type for this area.
2. The PR (Planned Residential) zone is intended to provide optional methods of development that are responsive to environmental challenges on a site. Residential development can be clustered in the more suitable areas of a lot to avoid more environmentally sensitive areas such as streams, steep slopes and sinkholes. The PR zone also emphasizes compatibility with surrounding areas.
3. The subject property is entirely forested with steep slopes included in the HP (Hillside Protection) area. These environmental conditions are aligned with the intent of the PR zone.

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. The requested PR density of up to 5 du/ac is excessive for this sparsely populated and steep-sloped region, and it could have an adverse impact on traffic, natural features, and the rural character of the area.
2. The existing Agricultural zone on the subject parcel has a 1-acre minimum lot size for dwellings, so it does not permit clustering of residences in the optimal areas of the lot. Staff recommend the PR zone at a density of 1 du/ac, which does not increase the overall density permitted, but allows that density to be concentrated in the less environmentally sensitive areas of the property rather than spread throughout. A total of 20 homes would be permitted.
3. The recommended density of 1 du/ac acknowledges limited utility and transportation infrastructure in this area. Where this property accesses Strawberry Plains Pike and Thorn Grove Pike there are no shoulders or turn lanes, and there is limited sight distance. This property also does not have readily available sewer access.

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

1. The subject property is included in the boundaries of the adopted East Knox Community Plan, which primarily focuses on ways to retain the rural character of East Knox County. The subject property is in a designated "Rural Area," and Thorn Grove Pike is identified as a "Rural Corridor" where infrastructure expansion should be limited, and natural and scenic assets preserved. The recommended rezoning of PR up to 1 du/ac is aligned with the intent of this small area plan by maintaining the existing residential potential, but with the ability to concentrate development and conserve scenic areas.

2. The subject parcel is in the RC (Rural Conservation) place type in the Comprehensive Plan, which permits consideration of PR as a partially related zone. The subject property meets the additional criteria of a partially related zone by being consistent with the primary and secondary uses of the RC place type, which are detached and attached dwelling in a conservation land use pattern. The conservation development approach permitted in the PR zone is also aligned with the intent of the RC place type, which describes preserving 50 to 70 percent of a site as natural open space.

3. The PR zone at 1 du/ac is consistent with the Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development, and more specifically with policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The road and utility infrastructure in this area is not suitable for an increase in residential intensity, and there are no nearby community facilities like schools and libraries. The intensive manufacturing and industrial activity nearby is also not designed for more residential development in this area.

4. The PR zone at 1 du/ac is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan. The Plan states that housing choices in the Planned Growth Area should be coordinated with the provision of adequate roads, utilities, schools and other facilities and services.

Action: Withdrawn **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Withdraw the rezoning application per the applicant's request.

Date of Approval: **Date of Denial:** **Postponements:** 10/3/2024,
11/14/2024

Date of Withdrawal: 12/12/2024 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/27/2025

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: