

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:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan designation and would allow development compatible with the surrounding land uses and zoning pattern subject to 3 conditions:

Staff Recomm. (Full):

1. Maintain a tree buffer with 50 ft of depth along the E Governor John Sevier Highway frontage as recommended by the Governor John Sevier Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
2. No clearing or grading of the site shall be permitted until a concept plan is approved by the Planning Commission.
3. Provide a vegetated buffer consisting of a "Type B" landscape screen of 12 ft in depth adjacent to the A zoned parcels of the property.

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 COUNTY GENERALLY:

1. The property to the north was developed with single family residential homes beginning in 2018.
2. Considering the ongoing demand for a range of housing options, the proposed rezoning from the A (Agricultural) zone to PR (Planned Residential) zone presents an opportunity to meet this demand where it can be consistent with surrounding development.

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

1. The PR (Planned Residential) zone is intended to provide options for residential development and such developments shall be compatible with the surrounding or adjacent zones. Surrounding development consists of single family and multifamily residential developments, which is consistent with the PR zone.

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. PR will require the Planning Commission review of site plans prior to any development of the property. During this review, specific issues related to traffic, drainage, access, topography, lot layout and other development concerns would be addressed.
2. This section of Governor John Sevier Highway (State Route 168) is designated a Scenic Highway by the State of Tennessee and new buildings within 1,000-ft of Tennessee Scenic Highways have a building height limitation of 35 ft above the level of the highway (TCA § 54- 27-114).

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 subject property is designated as the LDR (low density residential) land use classification in the South County Sector Plan, which allows consideration of the PR zone in the Planned Growth Areas of the Growth Policy Plan.
2. Neither the requested nor the recommended zones are in conflict with the General Plan.
3. The rezoning is consistent with the General Plan's development policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

Action: Approved with Conditions **Meeting Date:** 11/9/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan designation and would allow development compatible with the surrounding land uses and zoning pattern subject to 3 conditions:

Date of Approval: 11/9/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/18/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

PR (Planned Residential) up to 2 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: