



**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 3 du/ac for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike because of the access and safety improvements of a major arterial, Chapman Highway. Approve PR (Planned Residential) zoning up to 1 du/ac for approximately 95 acres of a portion of parcel 138 274 because it is consistent with the slope analysis for this area. (See Exhibit A).

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 near the recent improvements at Sevierville Pike and Chapman Highway, which have increased access and safety to a major arterial.

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. The proposed rezoning requires site plan review and approval by the Planning Commission to ensure a high quality of design and mitigate potential impacts to adjacent properties.
- 2. The site plan review process will also allow the Planning Commission to consider any potential impacts.
- 3. A Traffic Impact Letter has been submitted on behalf of the applicant for the rezoning and any future development of the site generating 750 ADT (Average Daily Traffic) or more, will also require a more intensive transportation impact study for this area.
- 4. The slope analyses for the revised application includes an additional area with 44+ acres of land with slopes greater than 40 percent as part of the Bays Mountain ridge system. Because of the large acreage of land with very steep slopes, staff is recommending PR (Planned Residential) up to 1 du/ac for the additional 95 acres of property in the revised application, consistent with the slope analysis for the revised area. Staff recommends PR (Planned Residential) up to 3 du/ac for the original 64+ acres that is less slope constrained (See attached slope analyses and Exhibit A).

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 recommended PR zone district is in compliance with the recommended South County Sector Plan amendment to LDR (Low Density Residential) & HP (Hillside Protection) and RR (Rural Residential) & HP (Hillside Protection)
- 2. The amendment is in compliance with all other adopted plans.

Action:

Approved as Modified

Meeting Date: 12/9/2021

**Details of Action:** Approve PR (Planned Residential) zoning up to 2.5 du/ac for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike, approve PR (Planned Residential) zoning up to 1 du/ac for approximately 95 acres of a portion of parcel 138 274 (See Exhibit A), subject to 1 condition: A total of 255 units on the total property with development concentrated on the flatter part of the property.

**Summary of Action:** Approve PR (Planned Residential) zoning up to 2.5 du/ac for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike, approve PR (Planned Residential) zoning up to 1 du/ac for approximately 95 acres of a portion of parcel 138 274 (See Exhibit A), subject to 1 condition: A total of 255 units on the total property with development concentrated on the flatter part of the property.

**Date of Approval:** 12/9/2021      **Date of Denial:**      **Postponements:** 11/10/2021

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/31/2022

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

PR at max density of 180 units on lower 64 acres; Max density of 77 units on upper 95 acres, no condition to allow clustering of density

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**