

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 12 du/ac because it is consistent with the sector plan and 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 COUNTY GENERALLY:

1. The subject property is roughly 1100 feet from Clinton Highway, which is a major commercial corridor. The corridor has undergone a transition towards commercial uses since the 1980s. Properties along Old Clinton Highway, where the subject parcel is located, have been developed with multifamily and single family residential uses, which began in the early 2000s. A grocery store was built across from the intersection of Old Clinton Pike and Clinton Highway in 2013.

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

1. The PR zone is intended to provide options for residential development compatible with the surrounding or adjacent zones. The surrounding area includes a mix of residential development types, including multifamily and single-family detached dwellings. The adjacent RB zone allows a density of up to 12 du/ac as a permitted use and there are multifamily developments in the immediate vicinity.

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. Since the density proposed is similar to other zoning and development in the area, no adverse impacts are anticipated as a result of this rezoning.
2. The subject property consists of 3 different parcels and different zones. The proposed rezoning would establish one zone for the property and allow more cohesive development than separate zones across the parcels.

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 MDR (Medium Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with density up to 12 du/ac (above 12 du/ac if it meets certain criteria) in the Planned Growth Areas of the Growth Policy Plan.
2. The MU-SD, NWCO-11 (Clinton Highway/Old Clinton Pike) land use classification is on the north side of Clinton Highway very close to the subject property. The Northwest County Sector Plan describes this MU-SD as an extension of Powell Drive into this area spurring revitalization and redevelopment. Recommended uses for properties are consistent with the requested zone and density.
3. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
4. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the

actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 12 du/ac because it is consistent with the sector plan and surrounding development.

Date of Approval: 1/11/2024 **Date of Denial:** **Postponements:** 12/14/2023

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2024

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:

Date of Legislative Appeal:

Effective Date of Ordinance: