





RB zoning district.

2. 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.

3. Based on the above descriptions and intents of OB and PR zoning, this property is appropriate to be rezoned to either.

4. Future development will be subject to review and approval of a site plan by the Tennessee Technology Corridor Development Authority (TTCDA), since it is located within the TO overlay. MPC would review a development plan for residential uses if the proposed density exceeds 12 du/ac. MPC would also review a plan for development within 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. Public water and sanitary sewer are available to serve the site.

2. The impact to the streets and school system will depend on the type of development proposed. The existing Hardin Valley Rd. and the future realigned Schaeffer Rd. are sufficient to handle additional traffic that would be generated.

3. This proposed amendment of the zoning map will not adversely affect any other part of the County. With the site plan approval required by MPC, the potential impact to adjacent properties should be minimized.

4. The property is characterized by some steep slopes. Care will need to be taken in developing the property to respect its physical characteristics. The site has undergone some disturbance and will need to be stabilized prior to development. It is expected that any proposed development will be clustered in the areas of the site with the least degree of slope, leaving the steepest slopes in their natural state.

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 Northwest County Sector Plan, as amended by the TTCDA Comprehensive Development Plan, designates this area for medium density residential and office uses, consistent with the recommended PR zoning and density or the proposed OB/TO zoning.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Because of the property's location within the TO (Technology Overlay), the TTCDA needed to approve a Certificate of Appropriateness for this rezoning. This request was approved by TTCDA on Mon., March 11, 2013 (12-A-12-TOR). TTCDA recommended approval of OB/TO zoning for the entire site, as requested. Another application will be considered by TTCDA on May 6, 2013, to allow consideration of both OB and PR zoning for this property (5-B-13-TOR).

**Action:** Approved **Meeting Date:** 5/9/2013

**Details of Action:**

1. The development plans must set aside the required right-of-way for the realignment of Schaeffer Rd. (as depicted on the attached concept plan submitted by the applicant (Exhibit A.)
2. No clearing or grading of the site shall be permitted until a use on review development plan has been approved by MPC.

**Summary of Action:** RECOMMEND that County Commission APPROVE OB (Office, Medical, and Related Services) / TO (Technology Overlay) for the PC/TO zoned portion and PR (Planned Residential)/TO at up to 8.5 dwelling units per acre for the BP/TO portion, subject to 2 conditions; DENY CA (General Business) / TO zoning.

**Date of Approval:** 5/9/2013 **Date of Denial:** **Postponements:** 12/13/12-4/11/13

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

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 6/24/2013

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

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Denied

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Motion to approve per MPC recommendation failed

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**