

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: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 area has been transitioning from Agricultural zoning to PR zoning since the mid-1990s. Surrounding subdivisions off of Nubbin Ridge Road are zoned PR with densities ranging from 3.6 du/ac to 4 du/ac.
- 2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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

- 1. 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. Additional PR zoning with up to 4 du/ac is comparable to surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.
- 2. Access would need to be maintained for the lots off of the joint private easement on the southwest side of the property to be rezoned.
- 3. Proper intersection spacing will be required on Nubbin Ridge Road related to the existing access points and new access to this subdivision. This will be coordinated with the County's Engineering Department during the concept/use on review process.
- 4. The property is not in the Parental Responsibility Zone and sidewalks would not be required.
- 5. If rezoned with the requested density, the development could accommodate up to 22 dwelling units, which would not require a traffic impact analysis to be completed.

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 Southwest County sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

Action: Approved

Meeting Date: 12/10/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

Date of Approval: 12/10/2020

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: 1/25/2021

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: