

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 4.5 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. This area has been transitioning from Agricultural zoning to PR zoning since the early 2000s. Surrounding subdivisions are zoned RA or PR with up to 5 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. The PR (Planned Residential) zone 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.

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. This property is bordered on the north by commercial zoning and on the east by PR zoning with up to 5 du/ac allowed. This rezoning would continue the trend in allowing PR zoning.
2. Part of the property is located in the Hillside and Ridgetop Protection Area. The slope analysis recommended a density of 4.5 du/ac, which would accommodate up to 75 houses on the property. The requested 5 du/ac would accommodate up to 83 houses on the property.
3. According to the Farmland Soils Map, the majority of the property consists of "not significant soil" so using the property for residential uses would not encroach into an area better suited for agricultural purposes.
4. The stubbed portion of the property fronting Asheville Highway is not wide enough to accommodate the access road right-of-way, so an easement will need to be worked out with the neighboring property to the west to allow encroachment onto that property. However, the same owner owns the adjacent property to the west. Access will be handled as part of the concept plan review process.

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 current sector plan designation recommends agricultural, low density and medium density residential, and office uses. The PR zone is one of the recommended zones of the ECO-5 designation.

Action: Approved

Meeting Date: 2/11/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 4.5 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:

2/11/2021

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: 3/29/2021

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: