

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 PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

Staff Recomm. (Full):

1. The grading plan shall not entail any grade change within the KUB easement that runs along the northwest property line.

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. Several of the surrounding properties have been rezoned to PR up to 3 du/ac, beginning in the 1990s.
2. There is an increased demand for housing. This rezoning creates the opportunity for development that helps to meet this demand.

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

1. The PR zone provides flexibility in development to encourage more imaginative solutions to environmental design problems. The subject property contains topography with slopes in the 15-25% range. The PR zone is appropriate to consider since it allows clustered development to conserve the sloped areas and protect them from development.
2. A rezoning to the PR up to 3 du/ac on the subject property is consistent with the zone intent.
3. The PR shall be compatible with the surrounding or adjacent zones. Several of the surrounding properties are zoned PR up to 3 du/ac.

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. Pedigo Road is a major collector road, so no traffic is required through residential streets to access this property.
2. The site is in the Hillside and Ridgetop Protection Area and contains steep slopes, the steepest of which are concentrated at the northwest corner of the site. The PR zone will allow for the clustering of lots to allow some accommodation of the slopes.
3. There is a 16" high pressure gas main (in an easement) that runs along the edge of this property. Planning is recommending the condition that the grading plan shall not entail any grade change within the KUB easement, as this is outlined within the easement agreement.

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 with the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the PR zone in the Planned Growth Areas of the Growth Policy Plan.
2. 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.

Action:

Approved with Conditions

Meeting Date: 2/8/2024

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

Date of Approval: 2/8/2024

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: 3/25/2024

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: