



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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) up to 3 du/ac and F (Floodway) because it is consistent with the sector plan designation of MDR (Medium Density Residential and SP (Stream Protection) for this area.

Staff Recomm. (Full):

Comments: 1. This site contains land in a FEMA floodway and floodplains (500-year and 100-year) on the southern portion of the site. The Knox County Stormwater Ordinance defines floodplains and floodways as such:  
    a. The Floodplain means any land area susceptible to being inundated by water from any source. Floodplains that have been studied for purposes of flood insurance documentation are typically assigned a recurrence interval (i.e., the 100-year floodplain) which defines the magnitude of the flood event that causes the inundation in the floodplain to a specified flood elevation. The 100-year floodplain is the area subject to inundation during the 100-year flood (i.e., land with a 1% chance of flooding any given year).  
    b. Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.  
2. The applicant's application requests a density of 3 du/ac.  
3. Of the approximate 10 acres of the site, 2.47 acres is designed as F (Floodway) zone district by the Knox County Zoning Ordinance. The PR (Planned Residential) zone would be limited to the remaining 7.53 acres of the site. At 3 du/ac, the maximum number of dwelling units within the area zoned PR is 22. If the density were applied to the total site acreage, it would equate to 2.2 du/ac on the overall site (10 acres/22 dwellings = 2.2 du/ac).

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The demand for a variety of housing types across Knox County continues to increase.
2. This area is also served by water and wastewater services and the relatively new Karns Valley Drive.
3. As of 3/29/2021, the adjacent parcel to the west was rezoned PR up to 3 du/ac.

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

1. PR zoning with up to 3 du/ac will require planning commission review of a proposed site plan as part of the use on review process.
2. The required use on review process will address any issues related to the compatibility of the surrounding developments and land uses.
3. Closed contour lines indicate the potential presence of sinkholes and should be investigated further during the concept plan/use on review process. A 50-ft setback must be observed from all closed contours/sinkholes unless a geotechnical study performed by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.
4. As stated, there is a significant portion of the site in a floodway and floodplains. The applicant is encouraged to work with Knox County Engineering to address concerns related to the adjacent floodplain area of Beaver Creek.
5. A traffic impact analysis would not be required since there would be fewer than 70 dwelling units.
6. Sight distance and access points will be addressed during the concept plan/use on review process and would be required to meet the requirements of the Knox County Engineering Department.

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 PR (Planned Residential) zone with up to 3 du/ac and F (Floodway) zone are consistent with all adopted plans.

**Action:** Approved **Meeting Date:** 4/8/2021

**Details of Action:**

**Summary of Action:** Approve PR (Planned Residential) up to 3 du/ac and F (Floodway) because it is consistent with the sector plan designation of MDR (Medium Density Residential and SP (Stream Protection) for this area.

**Date of Approval:** 4/8/2021 **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:** 5/24/2021 **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:**