

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 zoning with up to 1 du/ac because it is consistent with the Growth Policy Plan, the sector plan, and 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 CITY/COUNTY GENERALLY:

1. There have been some infrastructure improvements over the last decade, including intersection improvements at the intersection of E. Emory Road and Tazewell Pike to the south.

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. Such compatibility shall be determined by the planning commission by review of the development plans.

3. The surrounding area is low density residential dwellings at a density of 1 du/ac. Surrounding properties with past rezoning cases have been limited to 1 du/ac or denied.

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. The PR zone at 1 du/ac retains the rural nature of this area while still allowing development.

2. The property is in the Gibbs Middle School Parental Responsibility Zone and partially in the Gibbs Elementary School Parental Responsibility Zone, so sidewalks may be required along Tazewell Pike.

3. The development would have access to sewer lines at the front of the property.

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 Agricultural land use designation allows PR zoning with up to 1 du/ac at a maximum.

2. To allow more than 1 du/ac, a plan amendment would be required.

a. The Growth Policy Plan does not support the requested LDR land use classification within the County's

Rural Area.

b. As stated previously, the Rural Residential land use designation allows up to 2 du/ac in the County's Rural

Area, or up to 3 du/ac if a TIL is provided showing no negative impacts would be expected.

However, since

this land use classification has not been used elsewhere in the Northeast County Sector, it could

be

considered spot zoning to amend these parcels to the Rural Residential land use class to allow

PR zoning

with up to 3 du/ac.

3. The sector plan reports that many residents chose to live here for the rural setting (p. 1) and that,

during the update process, citizens expressed concern for loss of farmland to residential zoning (p. 25). The sector plan recommends a balance between future development and protecting the qualities inherent to the Northeast County Sector, which includes the rural character of the area (p. 1).

Action: Approved **Meeting Date:** 4/8/2021
Details of Action: Approve PR zoning with up to 2 du/ac due to changes in conditions including a new school, the addition of utilities, and intersection improvements at E. Emory Road and Tazewell Pike.
Summary of Action: Approve PR zoning with up to 2 du/ac.
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:**