

Current Plan Category: RR (Rural Residential), W (Water), HP (Hillside Protection), SP (Stream Protection)

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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and permitted residential intensity. The F (Floodway) zone will be retained.

Staff Recomm. (Full):

Comments: The portion of parcel 170 06402 in the southeast corner of the property that is currently zoned CA (General Business) is not part of the request and will remain zoned CA.

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. The Choto peninsula has been slowly developing with large lot residential subdivisions since the 1960s, with the inner portion of the peninsula consisting of larger, forested properties.
2. All of the residential development in the immediate area was developed in the A (Agricultural) zone with the exception of The Summit at Choto subdivision to the south that is zoned PR (Planned Residential) up to 1 du/ac.

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

1. The PR zone is designed to provide optional methods of land development that encourage creative solutions to environmental design problems. Each planned development is intended to be compatible with surrounding or adjacent zones.
2. The subject property is comprised of forested hillside with the steepest slopes on the western portion of the property, closer to Choto Road. The eastern portion is flatter and can more easily accommodate clustered housing. These significant environmental considerations align with the intent of the PR zone to develop in the least environmentally constrained portions of the property by allowing clustered/ conservation residential development.
3. The applicant requested PR with a density of 2 du/ac. Staff are recommending a density no greater than 1 du/ac in light of the steep slopes, surrounding rural character, and the current capacity of existing transportation and utility infrastructure.
4. PR up to 1 du/ac would allow approximately 25 units, depending on the acreage above the 820 contour. Houses, duplexes and multidwelling structures and developments are permitted in the PR zone.

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 recommended PR zone with a density no greater than 1 du/ac is the same density already permitted under the property's current A (Agricultural) zone. A key distinction between the two districts is that the PR zone enables development that is more responsive to environmental conditions by permitting clustered development in the optimal areas of the property, as opposed to the 1-acre minimum lot size in the A zone.
2. Development plans under the PR district are reviewed by the Planning Commission, providing a public forum for review and input on the proposed development. It also enables a cross-departmental review of the plans to evaluate the proposed development's impact on surrounding properties and infrastructure.

3. The property currently lacks access to sanitary sewer infrastructure. The site's development will require approval by the Knox County Health Department regarding adequate lot sizing for septic service, an extension of sewer lines to the site, or an on-site sewage system managed by the public utility district and permissible by the zoning district.
4. By maintaining the existing permitted density on the subject property, the recommended rezoning is not anticipated to impact the area adversely.

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 proposed rezoning is permitted within the Southwest County Sector Plan's current RR (Rural Residential) land use classification, which recommends very low density residential and conservation/cluster housing subdivisions in the Rural Area of the Growth Policy Plan.
2. The proposed PR zone up to 1 du/ac is consistent with the Rural Area of the Growth Policy Plan, which allows up to 2 du/ac (Policy 3.2) with reductions in density when the site has steep slopes (Policy 3.3). The maximum density recommendation by the slope analysis (attached) is 1.5 du/ac based on the Hillside and Ridgetop Protection Plan. The maximum density allowed based on Policy 3.3 of the Growth Policy Plan is approximately 1.2 du/ac.

NOTE: The density calculations are based on the land area above the 820 contour along the Tennessee River (approximately 25 acres). TVA has a flowage easement below this contour, which cannot be used toward density.

3. The PR zone requires development plan approval by the Planning Commission. This aligns with Policy 9.3 of the General Plan, which encourages the context of new development, including scale and compatibility, that does not impact existing neighborhoods and communities.
4. The PR zone and recommended density are consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 4/11/2024

Details of Action: Approve the PR (Planned Residential) zone up to 2 du/ac, subject to the condition that no vehicular access is allowed via Caravel Lane. The F (Floodway) zone will be retained.

Summary of Action: Approve the PR (Planned Residential) zone up to 2 du/ac, subject to the condition that no vehicular access is allowed via Caravel Lane. The F (Floodway) zone will be retained.

Date of Approval: 4/11/2024 **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: 5/20/2024 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**