

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny the request to increase the PR (Planned Residential) zone density from 8 du/ac to 12 du/ac because it is incompatible with surrounding development and infrastructure.

Staff Recomm. (Full):

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 CITY/COUNTY GENERALLY:

1. Although the City faces increasing demand for housing, the subject property's current permitted density of 8 du/ac is the highest for the surrounding area along Westland Drive. The proposed density of 12 du/ac would be out of character with the predominantly low density residential neighborhoods that surround the site.

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

1. The PR (Planned Residential) zone is intended for residential areas characterized by a unified building and site development plan with open space for recreation and other amenities. Compatibility with surrounding or adjacent zones is an explicit priority. The subject property's current density is more compatible with surrounding zones than the 12 du/ac being requested. 8 du/ac already exceeds the maximum PR density in the area.

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. As stated in the West City Sector Plan, the land use classification for this property was likely downgraded from MDR to LDR despite the 2004 rezoning and plan amendment because of concerns about the area's infrastructure capacity and location. Although Westland Drive is classified as a minor arterial street, it is a narrow, two-lane road lacking street lights with a significant bend where the subject property is located. These conditions are not conducive to increasing residential density when the approved density is already an outlier.

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 PR zone up to 12 du/ac is the maximum density permitted within the recommended plan amendment to MDR.
2. The proposed rezoning is not in conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 4/13/2023

Details of Action:

Approve the request to increase the PR (Planned Residential) zone density from 8 du/ac to 12 du/ac.

Summary of Action:

Approve the request to increase the PR (Planned Residential) zone density from 8 du/ac to 12 du/ac.

Date of Approval:

4/13/2023

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: 5/22/2023

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: