



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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with surrounding development, subject to one condition.

Staff Recomm. (Full):

1. Providing a Type B Landscape Screen along shared lot lines with A (Agricultural) zoned properties.

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. The subject area is within 1/3 mile of the W Emory Road commercial corridor, though there are commercial properties nearer than that.
2. Surrounding properties began transitioning from the Agricultural zone to commercial or other residential zones since the late 1980s. Some surrounding developments have zoning that allows densities of 12 du/ac.
3. There is an increased need for small-scale housing. The proposed development would help to meet this need.

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. Each planned unit development shall be compatible with the surrounding or adjacent zones.
2. The front 1.73 acres of the property is zoned RB (General Residential). The RB zone requires a minimum lot size of 10,000 square feet for single family residential uses and allows a density of up to 12 du/ac for multifamily developments as a permitted use (by right) and from 12-24 du/ac as a use on review. The requested PR with up to 6 du/ac allows distribution of dwellings that is compatible with other development 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. Commercial zoning is across the street just to the south of this site. It extends down to W. Emory Road 1/3 of a mile to the south and to the west along Clinton Highway, which runs parallel to and near Old Clinton Pike.
2. The adjacent property to the southeast is zoned RB and contains an apartment complex, and adjacent properties to the east are also zoned RB. A residential subdivision with PR zoning with up to 12 du/ac is one parcel away to the northwest. The requested density of 6 du/ac is compatible with the density of other residential zoning in the area.
3. Built at the requested 6 du/ac, the development could accommodate up to 47 single family dwellings. This is a basic calculation that does not account for road infrastructure or stormwater facilities.
4. The subject property is located on Old Clinton Pike, a minor collector, so no traffic would be required through residential neighborhoods to access the site.
5. The property is relatively flat over the majority of the property, with slopes mostly under 15%.

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. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater. This rezoning would continue the trend of permitting additional opportunity for residential housing in this area.
2. Approval of the North County Sector Plan map amendment to the MDR (Medium Density Residential) land use classification would permit consideration of density up to 12 du/ac since the subject property is in the Planned Growth Area.
3. The North County Sector Plan's MDR (Medium Density Residential) designation has location criteria that specifies it can be used to provide transitional areas between commercial development and low density residential neighborhoods, and that it is for land with less than 15% slopes.
4. Sub-section 11.2 of the General Plan applies standards for residential density, and states that medium density from 6 to 12 du/ac in the County's Planned Growth and Urban Growth Areas is appropriate along collector or arterial roads, waterfronts, and as buffer zones between lower density residential and more intense uses.
5. Sub-section 10.11 of the Development Policies Section of the General Plan calls for allowance of higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments, but also states such developments should provide deeper setbacks, wider lots or landscape buffers where the new development does abut lower density housing.
6. The proposed rezoning meets the overall intent of the Growth Plan's Planned Growth Area, which is described as "encouraging reasonably compact pattern of development" and "offering a range of housing choices" (p. 7).
7. The General Plan allows densities from 6-12 du/ac in the Planned Growth Areas along collector and arterial roads.
8. The requested zoning does not appear to be in conflict with any other adopted plans.

**Action:** Approved **Meeting Date:** 5/11/2023

**Details of Action:**

**Summary of Action:** Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with surrounding development, subject to one condition.

**Date of Approval:** 5/11/2023 **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:** 7/24/2023 **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:**