

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 (Planned Residential) zoning at 3 du/ac because it is consistent with the North City Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development (the applicant requested up to 5 du/ac).

Staff Recomm. (Full):

Comments:

The applicant is asking for a portion of the parcel to be rezoned. The rezoning is for the southwestern section of the parcel south of the creek. The Westland Oaks subdivision that was approved (Use on Review and Concept Plan) in February, 2020 is adjacent to this portion of the parcel to the east and southeast and is under the same ownership. The property is land-locked with regard to current rights-of-way. Therefore, this property will likely be added to that development should the rezoning pass.

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 is an increased need for small-scale housing. The proposed rezoning would create an opportunity for a greater number of dwelling units that could help meet this demand.

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

1. The proposed amendment to PR zoning 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.

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. This property contains areas with significant slope, and a portion of it is in a 100-year floodplain. These issues would need to be addressed during the development review phase to minimize potential adverse impacts.

2. Staff recommends a lower density than that requested by the applicant for the above reasons and because of surrounding development.

a. The neighboring PR zone (Westland Oaks) has a density of up to 3 du/ac.

b. The HP slope analysis recommends a density of 1.86 du/ac, resulting in 4 dwelling units for this property.

c. Staff recommends up to 3 du/ac to match the adjacent development, which results in 7 dwelling units for this 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 sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

2. The property is located in FEMA Flood Zone X and a portion of the land is in a 100-year floodplain. The applicant will need to coordinate with Knox County Engineering if there are plans to build in the

floodplain.

3. The HP slope analysis recommends a reduced density from that requested by the applicant.

4. Staff recommends the property follow the Hillside and Ridgetop Protection Area Plan with regard to where dwelling units are located and where grading should occur, but this is not a condition of the zoning.

Action: Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning at 3 du/ac because it is consistent with the North City Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development (the applicant requested up to 5 du/ac).

Date of Approval: 5/14/2020

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: 6/22/2020

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: