

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.):

Approve A (Agricultural) zoning because it is consistent with the sector plan.

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) This area has seen significant development of PR (Planned Residential) subdivisions over the past 20 years, but maintains a rural and agricultural character as well. Adjacent properties to the west of the subject parcel are zoned PR up to 3 du/ac, and remain undeveloped at this time. This permitted residential density is greater than that of most properties along Cabbage Drive, which are generally more than an acre in size. Returning the applicant's forested 5-acre parcel back to A (Agricultural) zoning could mitigate potential congestion on Cabbage Drive, a narrow local street, if more intensive residential development occurs in the future.

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

1) The Agricultural zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities. This zoning is consistent with the surrounding area, which is comprised of agricultural and low-density residential properties.

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 return to Agricultural zoning is not anticipated to have an adverse effect on surrounding properties.

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 North County Sector Plan's LDR (Low Density Residential) land use designation is consistent with the proposed Agricultural zoning, and it does not conflict with any other adopted plans.

Action:

Approved

Meeting Date: 6/9/2022

Details of Action:

Summary of Action:

Approve A (Agricultural) zoning because it is consistent with the sector plan.

Date of Approval:

6/9/2022

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:

7/25/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: