

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 PR (Planned Residential) zoning up to 4 du/ac 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) The proposed rezoning to PR (Planned Residential) is consistent with residential rezonings that have been occurring east of the subject property since the early 1980s. PR zoning supports the ongoing demand for more housing in Knox County.
- 2) Staff recommend a PR density of 4 dwelling units per acre (du/ac) instead of the proposed 12 du/ac out of consideration for existing neighborhood character, the limiting condition of Barnard Road and environmental constraints on the sloped property.

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

- 1) The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
- 2) Approximately half of the subject property is in the Hillside Protection (HP) area. PR zoning is advantageous, as it enables concentrated development on the less sloped portion of the property and preservation of the more environmentally sensitive areas. The potential visual impact of clustering development on the optimal part of the property further supports a lower density from 12 to 4 du/ac.

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 proposed PR zoning at 12 du/ac would permit a total of 28 dwelling units on the subject property. This level of density would be inconsistent with the character of the surrounding neighborhood. Staff recommends a density of 4 du/ac, which could result in no more than 9 dwelling units total on the 2.4-acre parcel. This recommended density is comparable to what is allowed in the RA (Low Density Residential) zoning of several adjacent properties.
- 2) PR zoning requires Planning Commission approval of site plans prior to any development of the property. During this review, potential issues such as drainage, access, lot layout, and other development concerns can be addressed.

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 zoning change to PR at 12 du/ac is inconsistent with the sector plan land use classification of LDR (Low Density Residential) for this area. Limiting the density of PR zoning to 4 du/ac complies with the sector plan and all other adopted plans.

Action: Approved

Meeting Date: 6/9/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 4 du/ac 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

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approved PR (Planned Residential) up to 4.5 du/ac

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: