

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 5 du/ac on the front, Industrial-zoned portion of the site because it is consistent with the sector plan designation and with surrounding development, subject to one condition.

Staff Recomm. (Full):

ZONING CONDITION:

1) The portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in the slope analysis map.

Comments:

This parcel currently has dual zoning: I (Industrial) in the front of the property, and A (Agricultural) in the back. Planning recommends rezoning only the I-zoned portion of the property due to the slope constraints on the property, retaining the A zone at the rear of the property.

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 area has been transitioning from the A zone to the PR zone since the mid-2010s, with densities up to 4 and 5 du/ac.

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 options for residential development and allows clustering of residences to focus development on the optimal parts of the property to preserve more sensitive areas, such as steep slopes.
- 2. A large portion of the middle of the subject property is within the HP (Hillside Protection) area. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the steep slopes.
- 3. The zone description stipulates that such developments shall be compatible with the surrounding or adjacent zones. This area is comprised mostly of single-family dwellings on a mix of lot sizes.

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 recommended density of 5 du/ac is consistent with surrounding development along Ball Camp Road. Rezoning of the front, Industrial-zoned portion of the subject property (approximately 6.65 acres) to PR with a density of up to 5 du/ac could result in up to 33 new lots on this property. Rezoning the entire parcel to PR with up to 5 du/ac could result in up to 104 new lots.
- 2. A large portion of the middle of the subject property is within the HP (Hillside Protection) area, with slopes over 25%. For development to occur in the relatively flat section behind that slope, significant grading of that centrally located, steep-sloped area would need to occur.
- 3. The slope analysis recommends a maximum disturbance area of 9.46 acres of the 20.76-acre site. However, that contains the relatively flat portion of the site beyond the steep slope in the middle of the property. Clearing and grading this portion of the property could result in erosion and increased stormwater pollution. Considering these adverse effects, staff recommends approving the PR zone at the requested density in only the I-zoned portion of the property, with the condition that the area with slopes of 25% or higher be left undisturbed, as shown in the slope analysis map. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process [10.4]; 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat [9.2]; and 3) Provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources [9.4].

4. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.
5. Ball Camp Pike is classified as a major collector, so no traffic would be required through residential streets to reach this site.
6. The Schaad Road extension is nearby to the north. The current road configuration would allow access to Schaad Road via Bakertown Road and Lobetti Road, currently under construction. Bakertown Road is a substandard road that is narrow and unstriped. The Knox County Department of Engineering and Public Works has plans to restrict access to both roads so that the subject property would have access to Schaad Road via its intersection with Ball Camp Pike to the west or Johnson Road to the east. Therefore, while near Amherst Elementary, the travel route to the school would be longer than it appears.
7. Due to the number of dwellings expected in this development, a traffic impact analysis will likely be required. The applicant will need to submit a Traffic Impact Analysis Scope Determination to determine what level of study would be needed.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac for properties in the County's Planned Growth Area of the Growth Policy Plan.
2. The PR zone with up to 5 du/ac is supported by the General Plan, as is the condition to preserve the sloped area.
3. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Withdrawn **Meeting Date:** 6/8/2023

Details of Action: Withdrawn at the request of the applicant.

Summary of Action: Withdrawn at the request of the applicant.

Date of Approval: **Date of Denial:** **Postponements:**

Date of Withdrawal: 6/8/2023 **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: