



## **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:** Levan King Cranston

**Staff Recomm. (Abbr.):** Approve PR (Planned Residential) zoning with up 1 du/ac because it is consistent with the Growth Policy Plan, Northwest County Sector Plan, and surrounding zoning.

**Staff Recomm. (Full):**

**Comments:** 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. The proposed rezoning request is consistent with the sector plan's land use classification of AG (Agricultural).
2. This area has been transitioning steadily from Agricultural zoning to Planned Residential zoning for a number of years. The proposed rezoning will create zoning consistency along the north side of Black Road.

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

1. The proposed amendment to PR (Planned Residential) zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned residential 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.
3. The parcel is approximately 6.29 acres in size.

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 adjacent parcels are largely rural and agricultural in character, however, there are other properties zoned PR (Planned Residential) with densities ranging from 1-3 du/ac. If rezoned with the requested density, the development would accommodate approximately six single-family dwellings.

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 amendment is not in conflict with any adopted plans.

**Action:** Approved

**Meeting Date:** 7/8/2021

**Details of Action:**

**Summary of Action:** Approve PR (Planned Residential) zoning with up 1 du/ac because it is consistent with the Growth Policy Plan, Northwest County Sector Plan, and surrounding zoning.

**Date of Approval:** 7/8/2021

**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:** 8/23/2021

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**