

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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the surrounding development.

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. Around 2005, this area began transitioning from large lot agricultural and rural residential to low density residential. The Schaad Road improvement project is within 800-ft of the subject property, however, this parcel fronts on Ball Road.
2. Two similarly shaped long flag parcels leading up to the top of Beaver Ridge along the north side of Ball Road have been rezoned to PR up to 3 du/ac in 2018 and 2021.

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

1. The PR (Planned Residential) zone district is intended to encourage more imaginative solutions to environmental design problems. This property is bounded by the forested steep slopes of Beaver Ridge on the northern side of the property. The PR zone district will enable clustering of development on the less constrained areas of the property.

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 PR zoning up to 3 du/ac is not anticipated to cause any adverse impacts and is consistent with the low-density residential character of the surrounding area.

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. PR zoning up to 3 du/ac is consistent with the LDR (Low Density Residential) land use designation recommended in the Northwest County Sector Plan.
2. The subject property is in the Planned Growth Area of the Growth Policy Plan.
3. The recommended rezoning is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the surrounding development.

Date of Approval: 7/14/2022

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: 8/22/2022

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: