



Requested Plan Category: MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) & HP (Hillside Protection)

**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 PC (Planned Commercial) / TO (Technology Overlay) zoning because it would allow commercial development with site plan review at this location.

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. PC (Planned Commercial) allows for commercial uses at this location via the use on review process so that impacts to adjacent residential properties may be mitigated through site plan review.

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

1. The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses.

2. A development plan for the planned commercial complex shall be submitted to the planning commission for approval as a use permitted on review.

3. The TO, Technology Overlay Zone, is established to provide for physical development review in the Tennessee Technology Corridor area of the county by the Tennessee Technology Corridor Development Authority (TTCDA). Within the TO, Technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a certificate of appropriateness by the TTCDA except for a residential or agricultural use.

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 required development plan review in the PC zone district will alleviate potential impacts created by commercial land uses, unlike the existing OB zoning which permits many uses without use on review approval by the Planning Commission.

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 consistent with the amended sector plan to expand the MU-SD NWCO-4, Saddlebrook Mixed Use Special District, which allows consideration of the MU-CC (Mixed Use - Community Commercial) land use classification which recommends PC (Planned Commercial) zoning.

2. The proposed amendment is consistent with all other adopted plans.

Action: Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action: Approve PC (Planned Commercial) / TO (Technology Overlay) zoning because it would allow commercial development with site plan review at this location.

Date of Approval: 9/9/2021

Date of Denial:

Postponements: 8/12/2021

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 10/25/2021

**Ordinance Number:**

**Disposition of Case:** Approved as Modified

**If "Other":**

**Amendments:**

Approved PC (Planned Commercial) / TO (Technology Overlay) with the exception of the 2.01-acre portion depicted on the map as submitted to the Commission by the applicant

**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:**