

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 the RB (General Residential) zone because it is consistent with 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. This area is transitioning to denser residential development moving west along Mynatt Rd. There is a site plan under review for a mobile home park on the adjacent property to the north, which recently rezoned to RB (General Residential). The proposed RB zone for the subject property is consistent with this development.

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

1. The RB zone provides for land uses that range from houses to multi-dwelling developments and other uses that are compatible with intensive residential development. The subject property neighbors RB-zoned properties on three sides, and is an appropriate site for a minor extension of that zone.

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 subject property is bound on the south end by Hines Branch Creek and a tributary blue line stream runs north to south through the property as well. Any future development plan will be required to incorporate a 50-ft stream buffer for permitting. A floodplain analysis is also recommended for the southern portion of the property to avoid stormwater hazards associated with Hines Branch.

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 RB zone is consistent with the North County Sector Plan as amended.
- 2. The subject property is in the Planned Growth Area of the Growth Policy Plan.
- 3. The zone change is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action:

Approve the RB (General Residential) zone because it is consistent with surrounding development.

Date of Approval:

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: 10/24/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: