

Requested Plan Category:

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) up to 2 du/ac because it is consistent with the slope analysis and compatible with the surrounding land uses.

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. Knox County continues to grow and additional opportunities for residential development are warranted.
2. The proposed amendment to PR up to 2 du/ac is consistent with the LDR (Low Density Residential) / HP (Hillside Protection) sector plan designation.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit 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.

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 immediate area consists of large vacant, rural residential lots and a single family detached residential properties zoned RB (General Residential).
2. Sufficient access to the site should be addressed during any forthcoming use on review applications for this property.
3. The property is located in Flood Plain X though it is not in any floodplains or floodways.
4. Most of the property is located in the Hillside and Ridgetop Protection Area. The slope analysis recommended a density of 2.16 du/ac.
5. The PR zone district at 2 du/ac is compatible with the surrounding land uses and will provide the community and Planning Commission with an opportunity to review a site plan and address issues related to topography and access to the site.

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 recommended rezoning to PR (Planned Residential) up to 2 du/ac is consistent with the South County Sector Plan designation of LDR (Low Density Residential) / HP (Hillside Protection)
3. The property is located within the Planned Growth Area of the Growth Policy Plan.
4. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.
5. The rezoning does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 9/10/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) up to 2 du/ac because it is consistent with the slope analysis and compatible with the surrounding land uses.

Date of Approval: 9/10/2020

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: 10/26/2020

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: