

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

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. The PR-zoned development to the west was rezoned in 2008 and has 7 detached and 6 attached dwellings at a density of 2.86 du/ac. In 2010, Thurman Rd was extended in front of this property and widened toward the intersection with Woodson Drive to approximately 20 ft.
2. The other planned neighborhood in the area, Woodson Trail, has been developing since 2007 with both attached and detached houses.

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

1. The PR zone provides flexibility for residential development. The PR zone with up to 4 du/ac is similar to the surrounding PR with up to 3 du/ac and RA zone, which allows 10,000 sq ft lots and duplexes on 20,000 sq ft lots.
2. Houses, duplexes, multi dwelling structures, and developments are permitted in the PR zone. At the recommended density of 4 du/ac, this 1.89-acre property could have up to 7 units or an additional 3 units.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. There's a crest on Woodson Dr where the hill blocks the view at Thurman Ln. In 2009, some vegetation was taken down on adjacent properties and a sight distance easement was recorded across their property. The infill development of 3 more units along Thurman Lane is not anticipated to adversely affect the surrounding environment.
2. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 SR place type allows the PR zone to be considered as a partially related zone. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The proposed PR zoning is compatible with the current RA and PR zoning of up to 3 du/ac of neighboring sites.
2. The SR (Suburban Residential) place type calls for primarily single family residential development with a range of lot sizes, including some attached dwellings. The area features a range of lot sizes, including attached homes of the scale of a single family home.

3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5.2, which creates standards that encourage neighborhoods in certain place types to include a mix of housing types. The PR zone allows houses, duplexes, and multifamily developments and is just over a mile from Mount Olive Elementary School and 3 parks.

Action: Approved **Meeting Date:** 10/3/2024

Details of Action: Approve the PR (Planned Residential) zone up to 6 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

Summary of Action: Approve the PR (Planned Residential) zone up to 6 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

Date of Approval: 10/3/2024 **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: 11/12/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: