



Planned Residential Zone (PR)

STAKEHOLDER COMMITTEE MEETING 1

1/28/2021

Meeting Agenda

- Introductions & Meeting Overview
- Review of Current PR District
- Reoccurring Comments and Concerns
- Staff Observations
- Density Explorer
- Input Received To-Date
- Committee Feedback
- Q & A
- Next Steps

Current Planned Residential Zone

- Created in 1969
 - Application for rezoning required general site plan (concept plan)
 - Within 1 year submit development plan (*removed in 1974*)
- Purpose - **provide optional methods of land development**
 - Imaginative solutions to environmental design problems
 - Unified building and site development program
 - Open space for recreation
 - Provisions for commercial, religious, educational, and cultural facilities
 - Unified design

Current PR Zone

Permitted Uses	Uses Permitted on Review
Houses – detached, attached, two-family	Group daycare homes
Accessory uses	Assisted living facilities
Commercial uses (if property is greater than 20 acres)	Adult day care centers
Recreation uses – community centers, gold courses, etc..	Rural retreats
Education uses	Public Safety Facilities
Community facilities – churches, non profit clubs, etc..	
Other uses deemed compatible by the PC	
Demolition landfills less than 1 acre	
Yard sales and rummage sales	
Daycare homes	
Wireless facilities	

Current PR Zone

Area Regulations	
Front Yard	Houses: 20 feet All other uses: not less than 15 feet
Periphery Boundary	35 feet; if adjacent to A, RA, RB, RAE, PR, OS, E or TC districts the Planning Commission may reduce to 15 feet
Side Yard	Not greater than 15 feet unless also the periphery
Rear Yard	Not greater than 35 feet
Default Minimum Setbacks	Front- 20 feet; Side- 5 feet; Rear- 15 feet
Maximum Site Coverage for Buildings	50% gross acreage
Height Restrictions	3 stories for houses and duplexes
Population Density	TBD by the Planning Commission (but cannot exceed 24 dwelling units per acre)
Lot Area and Size	Not less than 3,000 sq. ft. unless common space is provided

Current PR Zone Standards for Rezoning and Map Amendments (6.30.01)

Amendments shall meet the following conditions:

Necessary because of substantially changed or changing conditions in the area and zones affected, or in the county generally.

Consistent with the intent and purposes of this resolution.

Not adversely affect any other part of the county nor shall any direct or indirect adverse effects result from such an amendment.

Consistent with and not in conflict with the General Plan of Knoxville and Knox County including any of its elements, Major Road Plan for Knoxville and Knox County, Tennessee, Land Use Plan, Community Facilities Plan, and others.

Current PR Zone

Use on Review Approval (6.50)

Purpose:

- To provide for uses which are beneficial to the community but that may involve a potential hazard to the development of an area unless appropriate provisions are made for their impacts, and
- To integrate properly the uses permitted on review with other uses located in the district.

Criteria:

The planning commission may approve a development plan or use permitted on review where it can be shown that the proposed plan or use is:

- 1) in harmony with the general purpose and intent of the zoning ordinance and with the general plan and sector plan and
- 2) is reasonably necessary for the convenience and welfare of the community.

Common Comments & Concerns

- Inadequate infrastructure
- Density & compatibility
 - *Each planned development shall be compatible with surrounding or adjacent zones. Such compatibility shall be determined by the PC by review of development plans.*
- Amenities and open space
- Environmental design problems

Administration Observations

Rezoning Reviews

- Compatibility
- Infrastructure capacity
- Creativity in overcoming site challenges

Use on Review/Concept Plan Reviews

Amenities

- What is an amenity?
- Do we have a the authority to require amenities?


Setbacks

- Peripheral
- Default minimums

Input Received To-date

- Developer Meeting – fall of 2020
- [Online survey](#) – 352 respondents

Density Explorer

 **Planning**
KNOXVILLE | KNOX COUNTY

DENSITY EXPLORER

INSTRUCTIONS

Use the filters below to refine your search. Explore the map and click on any shaded area to see images and details about a specific development.

Detached Housing Units

Now showing developments between **0.4** and **4.8** DU/Acre

Use the slider bar below to change this range

0.4 4.8

[Zoom Map to These](#)

Attached Housing Units

Now showing developments between **4.1** and **10.0** DU/Acre

Use the slider bar below to change this range

4.1 10.0

[Zoom Map to These](#)

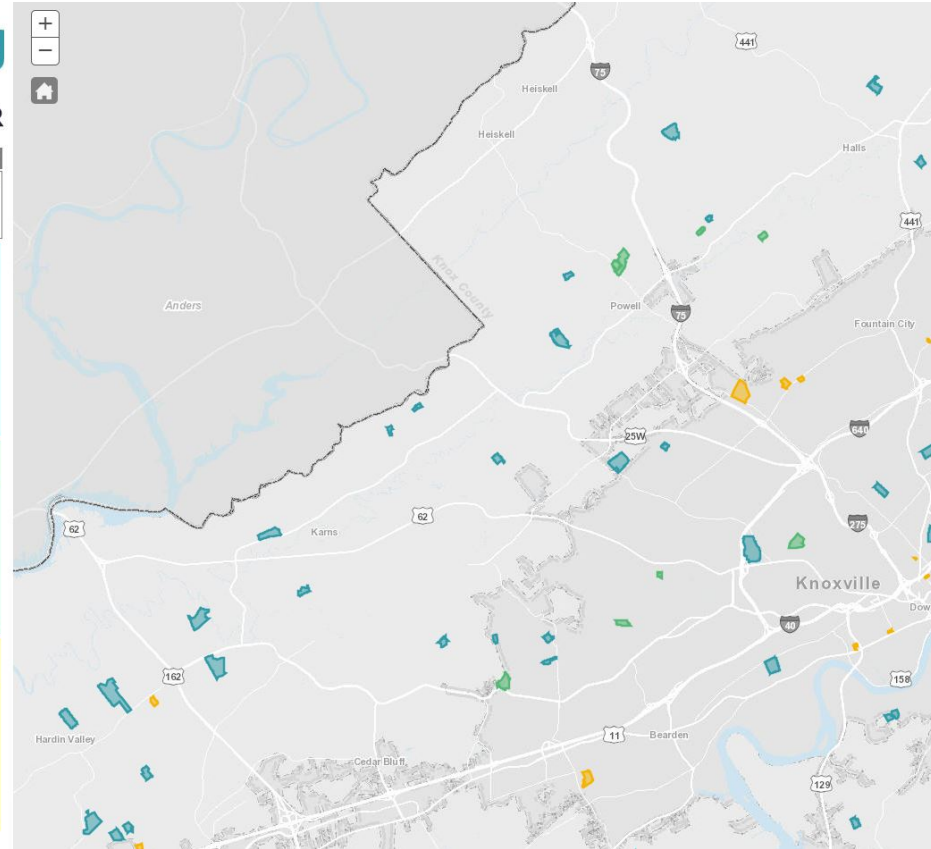
Multi-family Housing Units

Now showing developments between **9.7** and **172.0** DU/Acre

Use the slider bar below to change this range

9.7 172.0

[Zoom Map to These](#)





Committee Feedback



Comments? Questions?



Next Steps

