

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-A-24-RZ **Related File Number:**
Application Filed: 11/13/2023 **Date of Revision:**
Applicant: LEONARD DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: West side of Catlett Rd, south side of Snyder Rd
Other Parcel Info.:
Tax ID Number: 130 160 **Jurisdiction:** County
Size of Tract: 10.9 acres
Accessibility: Access is via Snyder Rd, a minor collector street, with an 18-ft pavement width within a 55-ft right-of-way. Access is also via Catlett Rd, a local street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with primarily low density residential uses. The town of Farragut is .5 miles to the west and a major office and commercial area is .5 miles to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1141 CATLETT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension of the zone.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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 with up to 5 du/ac because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments: 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. Since 1996, there has been a significant amount of A to PR at low and medium density rezonings (ranging from 3 to 12 du/ac) in the area. The general trend in the immediate vicinity consists of small-lot, single family detached residential neighborhoods, though there are also some multifamily developments in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The property has some Hillside Protection Area and a blue line stream running through the middle of it. The flexibility of the PR zone makes it an appropriate zone to consider.
2. At a density of 5 du/ac on this 11.5-acre property, a maximum of 57 units could be built. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
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. Within the last 10 years, Synder Road has been improved and the Outlet Drive to Snyder Road extension has been completed, connecting Lovell Road to North Campbell Station Road on the north side of I-40.
2. This property has a blue line stream and some steep slopes within the Hillside Protection Area that runs through the middle of the property. The Hillside Protection area includes 3.1 acres on this 11.5-acre site. The recommended density Hillside & Ridgeway Protection Plan is 4.61 au/ac.

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 PR zone at 5 du/ac is consistent with the LDR land use classification in the Northwest County Sector Plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.
2. This property is surrounded by single family subdivisions. Residential development at the proposed density is appropriate at this location and is consistent with the General Plan's Policy 9.3, which calls for ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the sector plan and surrounding development.

Date of Approval: 1/11/2024

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: 2/26/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Approve PR (Planned Residential) up to 4.68 du/ac, not to exceed 51 lots.

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: