

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-C-23-RZ                      **Related File Number:**  
**Application Filed:** 10/28/2022              **Date of Revision:**  
**Applicant:** WILLIAM SAWALHAH

## PROPERTY INFORMATION

**General Location:** E of Fox Rd, southeast of Castleglen Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 143 111                      **Jurisdiction:** County  
**Size of Tract:** 2.41 acres  
**Accessibility:** Access is via Fox Road, a minor collector street with a 30-ft pavement width within a 740-ft right-of-way (including the I-140 right-of-way).

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 5 du/ac  
**Sector Plan:** Southwest County      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is comprised of low density single family detached homes on independent lots and in subdivisions.

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

**Street:** 442 FOX RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential), RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, PR is adjacent.  
**History of Zoning:** 11-E-98-RZ: A to RA

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**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 the PR (Planned Residential) zone up to 4 du/ac because it is a minor extension of existing zone district and consistent with the sector plan.

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 surrounding area east of I-140 has been transitioning from forested hillside to low density residential subdivisions since 2004.
2. The adjacent subject properties were recently rezoned to PR (Planned Residential) zoning and 4 du/ac density.
3. The proposed rezoning is consistent with these changing conditions in land use.

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.
2. The PR zone allows a range of housing types from single-family to multi-family residential, however, PR up to 4 du/ac will limit the maximum number of dwelling units to 9 for the subject property.
3. The proposed PR up to 4 du/ac is similar to the residential development density permitted under the RA zone district that has a minimum lot size of 10,000 square feet.

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. There are no negative impacts anticipated from the proposed rezoning.
2. The PR zone district requires review of a development plan by the Planning Commission to address any site design challenges and/or mitigate any impacts to adjacent properties.

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 4 du/ac is consistent with the LDR (Low Density Residential) designation of the Southwest County Sector Plan.
2. The rezoning is not in conflict with any other adopted plans or policies.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 4 du/ac because it is a minor extension of existing zone district and consistent with the sector plan.

Date of Approval:

1/12/2023

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:** 2/21/2023

**Ordinance Number:**

**Disposition of Case:** Approved as Modified

**If "Other":**

**Amendments:**

Approved PR up to 3 du/ac

**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:**