

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-C-24-RZ **Related File Number:**
Application Filed: 11/22/2023 **Date of Revision:**
Applicant: CONNOR P. KELLY

PROPERTY INFORMATION

General Location: West side of Maynardville Pike, southeast of Gray Road
Other Parcel Info.:
Tax ID Number: 29 01 **Jurisdiction:** County
Size of Tract: 59.28 acres
Accessibility: Access is via Maynardville Pike, a four-lane major arterial with a center turn lane and a 58-ft pavement width within a right-of-way that varies widely in width, ranging from 340-545 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily agricultural and single family residential uses. There is a commerical node along Maynardville Pike to the south.

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

Street: 7933 MAYNARDVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream 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 PR up to 4 du/ac because it is consistent with the sector plan and surrounding development.

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 COUNTY GENERALLY:

1. The area west of Maynardville Pike has been changing from the Agricultural to the Low Density Residential zone and the Planned Residential zone with densities ranging from 3 du/ac to 5 du/ac and since 1985.
2. About .5 miles to the south along Maynardville Pike, there have been a series of rezonings from agricultural uses to commercial uses since 1998 extending this major commercial corridor further north.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. The majority of the property is within the Hillside Protection area. There are some closed contour lines, indicating the potential presence of a sinkhole, and a blue line stream runs across the eastern boundary of the property paralleling Maynardville Pike. The PR zone is an appropriate consideration in this context because it clusters the development preserving natural features of the site and requiring site plan approval by the Planning Commission.
3. Rezoning the approximately 60-acre subject property to PR with a density of up to 4 du/ac could result in up to 240 new units on this property. The PR zone allows houses, duplexes and multi-dwelling structures and developments along with some nonresidential uses.
4. Rezonings 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.

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 recommended density of 4 du/ac is consistent with surrounding development.
2. Staff recommends rezoning to PR up to 4 du/ac instead of the requested PR up to 5 du/ac because of both the steep slopes and sink holes on the property. The environmental constraints of the property would likely result in higher concentration of development on a portion of the site which could result in a development out of character with other developments in the area.
3. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.
4. Maynardville Pike is classified as a major arterial, so no traffic will be required through residential streets.

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 proposed PR zone of up to 4 du/ac is consistent with the North County Sector Plan's LDR (Low Density Residential) land use designation, which can consider densities up to 5 du/ac in the County's

Planned Growth Area.

2. The clustered development facilitated by the proposed PR zone of 4 du/ac aligns with 6.3 of the General Plan, which encourages development in areas with the fewest environmental constraints.

3. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved **Meeting Date:** 1/11/2024

Details of Action:

Summary of Action: Approve PR up to 4 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 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Approve PR (Planned Residential) up to 2.6 du/ac

Date of Legislative Appeal: **Effective Date of Ordinance:**