

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-E-22-RZ **Related File Number:**
Application Filed: 11/17/2021 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South of E. Emory Road near intersections of Tazewell Pike and Findhord Boulevard
Other Parcel Info.:
Tax ID Number: 21 066 **Jurisdiction:** County
Size of Tract: 23.49 acres
Accessibility: Access is via E. Emory Rd, a major arterial, with a pavement width of 22-ft within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** MU-SD, NECO-1 (Mixed Use Special District, North)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a mixed use node, referred to as Harbison Crossroads, at the intersection of E. Emory Road and Tazewell Pike. Single family residential primarily surrounds the commercial and office uses adjacent to the intersection.

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

Street: 0 E. Emory 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
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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 PR (Planned Residential) up to 9 du/ac because of the infrastructure improvements in the area and it is consistent with the Northeast County 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. Improvements to the intersection at E. Emory Road and Tazwell Pike occurred in 2017 and future improvements to widen E. Emory Road are proposed for 2030.
2. Gibbs Middle School was completed in 2018 and this parcel falls within the Parental Responsibility Zone for Gibbs Elementary, Middle and High School, which will require sidewalk improvements.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. It is not anticipated that the additional residential development opportunity created by this rezoning will adversely affect this area.
2. This area was shown as part of the MU-SD NECO-1 Harbinson Crossroads Mixed Use Special District which anticipated that as the transportation improvements and the new middle school were completed that the area would likely foster additional development activity and that sidewalks and greenway connectivity should be pursued connecting the residential land uses to the schools.

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 rezoning request is consistent with the sector plans's MU-SD NECO-1 (Mixed Use Special District, Harbinson Crossroads) which recommends medium density residential or office as a transition to the established neighborhoods.
2. The proposed amendment is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action:

Approve PR (Planned Residential) up to 9 du/ac because of the infrastructure improvements in the area and it is consistent with the Northeast County Sector Plan.

Date of Approval: 1/13/2022

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: 2/22/2022

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:

Approved PR up to 4 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: