

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-E-24-RZ **Related File Number:**
Application Filed: 11/27/2023 **Date of Revision:**
Applicant: CONNOR P. KELLY

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., east side of Harvey Rd.
Other Parcel Info.:
Tax ID Number: 169 09 **Jurisdiction:** County
Size of Tract: 42.44 acres
Accessibility: S Northshore Drive is a minor arterial with a 20-ft pavement width within a 70-ft right-of-way. Access is also via Harvey Road, a minor collector with a 20-ft pavement width within a 54-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: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a suburban area predominantly consisting of single family detached houses. There is a commercial node a little less than 0.5 miles to the north at the Choto Road/S. Northshore Drive intersection.

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

Street: 1630 HARVEY 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, this is not an extension, but the PR (Planned Residential) with up to 3 du/ac is adjacent to the to the south and east.
History of Zoning: None noted

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 3 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 1997, there has been a significant amount of A to PR rezonings in the area. The general trend in the immediate area consists of small-lot, single family detached residential neighborhoods.
2. The recommended PR (Planned Residential) zone at a density of 3 du/ac is an extension of the zone to the south and west.

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 PR zone calls for each development to be compatible with the surrounding or adjacent zones.
2. At a density of 3 du/ac on this 42.6-acre property, a maximum of 127 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. S. Northshore Dr. is a minor arterial street. This portion of Northshore Drive connects many parks and residential communities. Knox County has a planned greenway on S Northshore Dr extending from Concord Park to Choto Rd. Additionally, there is a commercial node at Choto Rd and S Northshore Dr. A sidewalk could be required along the frontage to improve multimodal conditions.
2. Staff recommends rezoning to PR up to 3 du/ac instead of the requested PR up to 5 du/ac because the majority of the area is PR with densities ranging from 1-3 du/ac. PR up to 3 du/ac is also an extension of the zone from the south and west.
3. If the property is rezoned to PR up to 3 du/ac, a traffic study would be required during the development plan phase.

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 3 du/ac is consistent with the LDR land use classification in the to the Northwest County Sector Plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area.
2. This property has frontage on S Northshore Dr., which is largely made up of PR up to 3 du/ac subdivisions. Residential development at the proposed density is appropriate at this location and is consistent with General Plan's Policy 9.3 that calls to Ensure 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 3 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

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: