

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-F-22-RZ **Related File Number:**
Application Filed: 11/18/2021 **Date of Revision:**
Applicant: CARTER MILLER

PROPERTY INFORMATION

General Location: South side of Sevierville Pike, west of Southside Drive, east of E. Red Bud Road
Other Parcel Info.:
Tax ID Number: 109 L D 007 & 008 **Jurisdiction:** City
Size of Tract: 4.68 acres
Accessibility: Access is via Sevierville Pike, a major collector, with pavement width of 21-ft within a right-of-way width of 52-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South City **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Inside City Limits
Neighborhood Context: This area is forested with steep slopes with large vacant lots with some single-family residential and multi-family residential uses nearby. The Knoxville Urban Wilderness trail system is adjacent to this property.

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

Street: 4517 & 4519 Sevierville Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: AG (General Agricultural) & HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, AG is adjacent
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve AG (Agricultural) / HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and is compatible with the surrounding development.

Staff Recomm. (Full):

Comments: The applicant has recently submitted a plat application to combine lots 4517 and 4519 Sevierville Pike with the adjacent property 4507 Sevierville Pike for the purpose of meeting the minimum lot size and lot width requirement of the AG zone. The staff recommendation to approve AG zoning is contingent upon 4517, 4519, and 4507 Sevierville Pike being combined into one parcel. At the time of this writing the plat has gone through the administrative process and is ready to be recorded.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

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 GENERALLY:

1. In the last decade, the Urban Wilderness Trail System has developed adjacent to this property and an adjacent City of Knoxville owned property zoned NA (Natural Areas) which is intended to preserve and protect recreational and conservation open space. The NA District is intended to preserve and enhance areas as permanent open space that contributes to the creation of a network of lands that provide safe and enjoyable areas and routes for non-intensive recreational opportunities and is protective of natural resources.

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

1. The subject properties once combined with 4507 Sevierville Pike will meet the minimum lot standards for the AG zone.

2. Any Development will have to comply with the HP overlay standards found in article 8.9 HP Hillside Protection Overlay zoning district. A Certificate of Appropriateness is required for development in HP areas.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This proposed amendment to AG (Agricultural) is a downzoning and reduces the range of permitted uses that may impact this property, and limits the development potential of this lot.

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 AG (Agricultural) zone district reduces the residential development potential in a steep sloped, forested hillside area, is adjacent to public land and a trail system, and is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve AG (Agricultural) / HP (Hillside Protection Overlay) zoning because it is consistent with the

sector plan and is compatible with the surrounding development.

Date of Approval: 4/14/2022 **Date of Denial:** **Postponements:** 1/13/2022,
2/10/2022

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/17/2022

Date of Legislative Action, Second Reading: 5/31/2022

Ordinance Number:

Other Ordinance Number References: O-62-2022

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: