

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-F-23-RZ **Related File Number:**
Application Filed: 11/2/2022 **Date of Revision:**
Applicant: IGOR CHEBAN

PROPERTY INFORMATION

General Location: South of Ball Rd and East of Lobetti Rd
Other Parcel Info.:
Tax ID Number: 91 161.01 **Jurisdiction:** County
Size of Tract: 7.5 acres
Accessibility: Access is via a portion of Schaad Road that is under construction within a 112-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: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of single family detached homes and subdivisions along the Schaad Road expansion that is under construction.

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

Street: 0 BALL 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History of Zoning: 4-J-17-RZ: A to PR up to 4 du/ac (withdrawn)

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside 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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone at a density of up to 5 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 CITY/COUNTY GENERALLY:

1. The proposed PR (Planned Residential) zoning and density are consistent with the Northwest County Sector Plan's Hines Valley/ Amherst Mixed Use Special District (MU-SD NWCO-9) classification. The recommended zones for this district include PR for low density and medium density residential development, with an emphasis on encouraging conservation subdivisions.
2. The new Schaad Rd. expansion that is under construction will provide improved pedestrian access and traffic capacity to accommodate more residential development in this area.
3. There is a service-oriented commercial node planned to be developed at the intersection of Schaad Rd and Bakertown Rd a quarter-mile to the west of the subject property. It would be accessible by sidewalk with the completion of Schaad Rd. This prospective commercial asset supports consideration of more residential intensity for the subject property.

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

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. The subject property is partially within the HP (Hillside Protection) area. It also has two blue-line streams running through the north end of the parcel, which require 50-ft vegetative buffers. The PR zone enables concentrated residential development in the optimal portions of the property to protect these more environmentally sensitive areas.
2. Additionally, the zoning code states that each PR development shall be compatible with the surrounding or adjacent zones, as determined by Planning Commission review of 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. The PR zone requires development plan approval by the Planning Commission prior to construction. This will provide the opportunity for 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.
2. PR zoning up to 5 du/ac is consistent with nearby zoning and the long-range plan for the area. This rezoning is not anticipated to have an adverse impact on surrounding areas.

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 zoning is consistent with the Northwest County Sector Plan's MU-SD NWCO-9 classification as well as the Growth Policy Plan's Urban Growth designation.
2. The proposed rezoning at this location is consistent with the General Plan's Development Policy to encourage creative use of the flexibility offered in planned residential zones to develop pedestrian-oriented neighborhoods (9.1).
3. The rezoning request is not in conflict with any other adopted plans for this area.

Action: Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone at a density of up to 5 du/ac because it is consistent with the sector plan and surrounding development.

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

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: