

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-H-24-RZ **Related File Number:**
Application Filed: 11/28/2023 **Date of Revision:**
Applicant: RICHARD LEMAY

PROPERTY INFORMATION

General Location: East side of Fox Road, north side of George Williams Road
Other Parcel Info.:
Tax ID Number: 144 006 **Jurisdiction:** County
Size of Tract: 3.4 acres
Accessibility: The site is currently accessed off of Fox Rd, a minor collector with a pavement width of 24 ft in a right-of-way that varies in width from 170-ft to 200-ft. The property also borders George Williams Rd, a major collector with a 24-ft pavement width and a right-of-way that varies in width from 77-feet to 112-feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 3.5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is in an area developed with attached and detached single-family residential and rural residential uses.

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

Street: 648 FOX RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac
Former Zoning: This property was rezoned from A (Agricultural) to PR up to 3 du/ac in 2019. (Case # 7-J-19-RZ)
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, this is an extension.
History of Zoning: The property was rezoned from A to PR up to 3 du/ac in 2019. (Case 7-J-19-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), 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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 3.5 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 COUNTY GENERALLY:

1. This area has transitioned from the A (Agricultural) zone to the PR (Planned Residential) zone in the County with a variety of densities approved (surrounding PR zones include densities of 2.5, 3.0, 3.2, and 4.4 du/ac), and from A-1 (General Agricultural) to RP-1 (Planned Residential) in the City (zoning districts in the previous City Zoning Ordinance). The requested increase in density remains compatible with the area in general.

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

- 1. The PR zone is intended to provide options for residential development compatible with the surrounding or adjacent zones. Surrounding developments consist of single family developments with lot sizes similar to what could be created with a density of 3 du/ac.
- 2. As mentioned previously, surrounding PR zones range from 2.5 to 4.0 du/ac. The RA zone is across the street, and the RN-1 zone is nearby to the northwest. Both of these zones have a minimum lot size of 10,000 sq ft for a single family dwelling, which results in a density of 4.356 du/ac.

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. No adverse impacts are anticipated by the rezoning of this property since the density is consistent with similar to other development in the area.
- 2. The west side of the parcel is within the Hillside Protection area on the sector plan. However, the slopes are relatively minor and the majority of the site has slopes less than 15%. The PR zone will provide additional review of site plans.
- 3. The property is at the intersection of two classified roadways, so no traffic will be required through residential areas to access the site.

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 subject property is designated with the LDR (Low Density Residential) land use classification in the Southwest County Sector Plan, which allows consideration of the PR zone up to 5 du/ac in the Planned Growth Areas of the Growth Policy Plan.
- 2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is 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 3.5 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: