CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-J-24-RZ Related File Number:

Application Filed: 11/28/2023 **Date of Revision:**

Applicant: DAVID KITTS & CYNTHIA L. KITTS

PROPERTY INFORMATION

General Location: Western terminuses of Meadow Glade Ln & Country Meadow Dr., east of Maynardville Pk.

Other Parcel Info.:

Tax ID Number: 38 133 02 Jurisdiction: County

Size of Tract: 6.29 acres

Access is via Country Meadow Drive, a local street with a 26 ft pavement width within a 50-ft right-of

way. Secondary access is via Meadow Glade Lane, a local street with a 26-ft pavement width within a

50-ft right-of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density: up to 2 du/ac

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), SP (Stream Protec

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The property is in a transitional area with single family residential uses to the east, and commercial or

health care uses to the north and west. It is surrounded by the Halls Greenway, which connects to the Halls Community Park, the Halls Library, the UT Regional Health facility, and an adjacent single family

residential neighborhood.

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

Street: 0 MEADOW GLADE LN

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential), F (Floodway)

Previous Requests:

Extension of Zone: Yes, this is an extension.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential), SP (Stream 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 up to 2 du/ac on the portion of the parcel zoned A

(Agricultural) because it is consistent with the sector plan and surrounding development. The F

(Floodway) zone will be retained.

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

CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. Historical aerials show that between 2016 and 2018, E Emory Road was widened at the easetern

- and western approaches to Maynardville Pike, adding additional turn lanes. The 2045 Mobility Plan proposes to continue widening E Emory Road to the east until it connects with Tazewell Pike.
- 2. The area surrounding the subject property is comprised primarily of single family detached dwellings, and the Halls Community Park/greenway is nearby. With the proximity of the schools, park, greenway, and urban services such as a library and credit union, PR up to 2 dwelling units zoning is appropriate within the sector plan and consistent with the surrounding development.
- 3. The adjacent single family residential neighborhood to the east was developed between 2003 and 2007
- 4. Considering the ongoing demand for a range of housing options, the proposed rezoning from the A (Agricultural) zone to the PR (Planned Residential) zone with up to 2 du/ac presents an opportunity to meet this demand where it can be consistent with the PR zone.

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. The surrounding residential development to the east consists of detached single family residential homes at the same density as that proposed.
- 2. A significant portion of the site is in a FEMA floodway and floodplains. The PR zone is appropriate to consider on this property to allow clustering away from environmental constraints.

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 review and approval by the Planning Commission which will allow for consideration of the impacts of the development on the floodways for Beaver Creek and Willow Fork.
- 2. The County regulations allow the outer half of the distance between the outer edge of the FEMA floodway and 100-year floodplain to be filled. This is consistent with the General Plan's development policy 7.6, to limit uses to 50 percent of the flood fringe area.
- 3. If the requested PR zoning at 2 du/ac is approved, up to 10 dwelling units could be considered based on the approximate 5.1 acres of the subject property that is not zoned F.

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

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the North County Sector Plan, which allows consideration of the PR zone in the Planned Growth areas of the Growth Policy Plan. Part of the property is also designated as a SP (Stream Protection) area. 2. The requested rezoning is consistent with the General Plan's development policy 6.1, to encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors. The PR zone requires development plan approval by the Planning Commission, which will allow for consideration of the impacts of the development on the floodways for Beaver Creek and Willow Fork.

3. The requested rezoning is consistent with the General Plan's development policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The adjacent subdivision is zoned PR (Planned Residential) up to 2

du/ac.

Action: Approved Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 2 du/ac on the portion of the parcel zoned A

(Agricultural) because it is consistent with the sector plan and surrounding development. The F

(Floodway) zone will be retained.

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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