

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-M-23-RZ **Related File Number:**
Application Filed: 11/15/2022 **Date of Revision:**
Applicant: ADAM WILSON

PROPERTY INFORMATION

General Location: N of Dutchtown Rd, west of Bob Kirby Rd, east of Rennboro Rd
Other Parcel Info.:
Tax ID Number: 118 156 **Jurisdiction:** County
Size of Tract: 0.9 acres
Accessibility: Access is via Dutchtown Rd, a minor arterial with a 40-ft pavement width within a 88-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily single family residential with some multi family and large agricultural lots.

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

Street: 9817 DUTCHTOWN 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: Yes
History of Zoning: TO (Technology Overlay) was removed in 1992.

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 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 COUNTY GENERALLY:

1. Dutchtown Road underwent major improvement in 2009, including the widening of the road and the addition of a new center turn lane and sidewalks.
2. The property to the east was rezoned from CN (Neighborhood Commercial) to PR (Planned Residential) up to 5 du/ac in 2020. While the property to the west was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in 2022.

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

1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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 proposed PR (Planned Residential) zoning up to 5 du/ac would serve as a minor extension of the PR zone to the west and east of the subject property.
2. The proposed amendment would not adversely impact the surrounding area because the adjacent area consists of low-density residential uses.

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 zone of 5 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation and Planned Growth Area of the Growth Policy Plan.
2. The proposed zone change is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone 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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: