

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-P-23-RZ **Related File Number:** 1-G-23-SP
Application Filed: 11/28/2022 **Date of Revision:**
Applicant: KISHOR TAILOR

PROPERTY INFORMATION

General Location: North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 147 109 **Jurisdiction:** County
Size of Tract: 4.33 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Sector Plan: South County **Sector Plan Designation:** NC (Neighborhood Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 CRENSHAW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business), A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: MDR (Medium Density Residential)

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) up to 8 du/ac because it provides a transitional land use between a commercial and single family residential area, subject to 2 conditions:

Staff Recomm. (Full):

1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

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. Though there have not been major changes in this area recently it is located at a major intersection at W. Governor John Sevier Highway and Maryville Pike and is currently identified as a NC (Neighborhood Commercial) node in the South County Sector Plan.
2. Local data sources and national data trends note an increased demand for a range of housing opportunities, which this rezoning could enable.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property.
2. This wooded site, adjacent to the scenic highway corridor along Governor John Sevier Highway, is well suited for the PR zone.

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 Planning Commission review of a site plan, at which time potential conflicts with surrounding properties could be addressed.
2. Staff is also recommending a condition to maintain a tree buffer along W. Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study.

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 PR zone up to 8 du/ac is consistent with the recommended plan amendment to MDR.
2. Rezoning is not in conflict with any other adopted plans or policies.

Action:

Approved as Modified

Meeting Date: 1/12/2023

Details of Action:

Approve PR (Planned Residential) up to 12 du/ac, subject to the 2 conditions.

Summary of Action:

Approve PR (Planned Residential) up to 12 du/ac, subject to the 2 conditions.

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

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approved PR up to 8 du/ac incl. the 2 condions per planning staff recommendation

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: