

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-B-22-RZ Related File Number: 10-B-22-SP
Application Filed: 8/1/2022 Date of Revision:
Applicant: CHARLES PRUITT

PROPERTY INFORMATION

General Location: South of W Ford Valley Rd., east of Stonecress Ln.
Other Parcel Info.:
Tax ID Number: 123 M E 008 Jurisdiction: County
Size of Tract: 2.01 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: up to 2 du/ac
Sector Plan: South County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 326 W FORD VALLEY 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), 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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with a maximum density of 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.

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 applicant also owns the adjoining property to the north that is within the City of Knoxville limits. The applicant has submitted a plat to split the 2-acre parcel in the County into 3 lots. This is consistent with the adjacent property to the west that is also in the County which has two dwelling units on one lot and another undeveloped lot.
- 2. The subject property is in the Rural Area of the Growth Policy Plan but adjoins the City of Knoxville to the north. In this area, the properties located are zoned A (Agricultural) and have varying lot sizes, particularly along County roads. Many of the lots along the roads are smaller than the minimum 1-acre lot size, which was permissible before the current zoning ordinance was adopted.

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

- 1. PR zoning is intended to accommodate sites with more challenging environmental conditions by enabling clustered development in the favorable portions of the property. PR up to 2 du/ac is appropriate, considering the stream and steep forested slopes on the southern end of the lot.

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. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.
- 2. There are no adverse impacts anticipated from the proposed zone change to PR with a density of 2 du/ac.
- 3. The property is accessed via W. Ford Valley Road, a minor collector in the City of Knoxville.

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. PR zoning at 2 du/ac is consistent with the recommended sector plan designation of RR (Rural Residential).
- 2. PR zoning at 2 du/ac is consistent with the Rural Area guidelines in the Growth Policy Plan, and is not in conflict with any other adopted plans.
- 3. The southern most portion of the property is within the Hillside Protection area on the South County Sector Plan. To access this area, either a stream crossing must be established or utilize a platted, unbuilt right-of-way along the southern boundary that extends to Stonecrest Lane to the west.

Action: Approved

Meeting Date: 11/10/2022

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with a maximum density of 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.

Date of Approval: 11/10/2022

Date of Denial:

Postponements: 10/6/2022

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/19/2022

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: