

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-C-20-RZ Related File Number:
Application Filed: 8/17/2020 Date of Revision:
Applicant: JEFFREY D. & DARSEY WATTS

PROPERTY INFORMATION

General Location: Southeast side of Joey Ln., northeast side of Norris Fwy., northwest of Platinum Dr.
Other Parcel Info.:
Tax ID Number: 28 004 & 00401 Jurisdiction: County
Size of Tract: 4.92 acres
Accessibility: Access is via Joey Lane, a local street with a pavement width of 10.8 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential, single family residential
Surrounding Land Use:
Proposed Use: Density: up to 2 du/ac
Sector Plan: North County Sector Plan Designation: LDR / HP
Growth Policy Plan: Rural Area
Neighborhood Context: The area is primarily a mix of large lot, rural residential and single family residential lots and is characterized by forested steep slopes.

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

Street: 8326 & 8328 Joey Ln.
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, PR is adjacent to the east.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 2 du/ac because it is compatible with the surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 adjacent PR (Planned Residential) neighborhood was rezoned in 2000.
2. The population of Knox County continues to grow and additional opportunities for residential development are warranted.

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

1. The PR (Planned Residential) zone intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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 (Planned Residential) zone district require approval of a use on review/concept plan by the Planning Commission and will provide an opportunity for the design of the site plan to mitigate possible impacts to adjacent properties.
2. The requested PR density up to 2 du/ac is consistent with the Growth Policy Plan.
3. The presence of steep slopes and a probable sinkhole on the property will be addressed during the use on review process for this 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 proposed amendment does not appear to be in conflict with any adopted plans.

Action: Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 2 du/ac because it is compatible with the surrounding development.

Date of Approval: 10/8/2020

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: 11/16/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

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: