

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-C-24-RZ

Related File Number:

Application Filed: 8/2/2024

Date of Revision:

Applicant: JEFF YOUNG

PROPERTY INFORMATION

General Location: Southeast of Snyder Rd, east side of Turkey Path Way

Other Parcel Info.:

Tax ID Number: 130 16312

Jurisdiction: County

Size of Tract: 1.99 acres

Accessibility: Access is via Snyder Road, a minor collector street with a pavement width of 19-ft within a 64-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use:

Density: up to 3 du/ac

Planning Sector: Northwest County

Plan Designation: RC (Rural Conservation)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The surrounding area is residential in nature. The Knoxville Christian School is .24 miles southwest of the subject property. The Town of Farragut is nearby.

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

Street: 11434 SNYDER 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: No, this is not an extension.

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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has experienced a transition from the A (Agricultural) zone to the PR (Planned Residential) and RA (Low Density Residential) zones since the early 1990's.
2. Development trends in the surrounding area have mainly been residential; three single-family subdivisions have been developed within .35 miles of the subject property since 2008.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR (Planned Residential) zone is intended to offer flexibility for various types of residential development and ensure harmony with surrounding zones. The PR zone with the requested 3 du/ac is compatible with surrounding zoning, which includes RA and the PR zone with density ranging from 1 to 4.68 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any future development is compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The proposed density of 3 du/ac could yield up to 5 lots. The requested density is consistent with the low-density residential developments in the area. As such, the rezoning is not anticipated to impact the surrounding area adversely.
2. The PR zone ensures that site plans will undergo a public review process and obtain Planning Commission approval before construction can begin. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated as the RC (Rural Conservation) place type in the Knox County Comprehensive Plan, which allows consideration of the PR zone with up to 3 du/ac as a partially related zone. Per Appendix H of the Comprehensive Plan, partially related zones must meet additional criteria for approval. This property meets the criterion that the proposed zone must be compatible with the current zoning district of adjacent sites. The RA zone is adjacent to the north and west, which is compatible with a density of 3 du/ac.
2. The primary land use in the RC place type is residential, single-family dwellings in a conservation pattern, and the secondary uses include attached residential dwellings and civic uses. The PR zone permits houses, attached houses, duplexes, and community facilities.
3. The rezoning complies with the Comprehensive Plan's Implementation Policy 2 to ensure that new development is sensitive to existing community character. The requested density of up to 3 du/ac aligns with the surrounding development, which consists of residential uses on various lot sizes.

Action:

Approved

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

Date of Approval: 10/3/2024 **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, Second Reading:
Date of Legislative Action:	11/12/2024	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:	Approved	If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		