

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-D-24-RZ

Related File Number:

Application Filed: 8/6/2024

Date of Revision:

Applicant: OLEG ZAYETS

PROPERTY INFORMATION

General Location: North side of Campbell Station Rd across from its intersection with Fretz Rd

Other Parcel Info.:

Tax ID Number: 130 J E 00102, 00101, 001,002,003 OTHER: 004, 005, 01 **Jurisdiction:** County

Size of Tract: 2.73 acres

Accessibility: Access is via N Campbell Station Rd, a minor arterial street with a 20-ft pavement width within a 88-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** up to 4.4 du/ac

Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Farragut Urban Growth Boundary

Neighborhood Context: The area is adjacent to the Town of Farragut and comprises mostly single family residential neighborhoods with limited attached residential uses. A few large agricultural tracts still exist in the area.

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

Street: 1110 N CAMPBELL STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.1 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: The PR zone up to 4 du/ac is to the north and west.

History of Zoning: This property was rezoned from A and PR up to 4 du/ac to PR up to 4.1 du/ac in 2017 (4-H-17-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: Single family residential, agriculture/forestry/vacant

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 4.4 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, subject to one condition.

Staff Recomm. (Full): 1. No new driveways will be added to N Campbell Station Road. Lot 11 would be required to share a driveway with Lot 10.

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. This area has been transitioning from the A (Agricultural) zone to the PR (Planned Residential) zone, with densities ranging from 1 to 4 du/ac since 2011.

2. Intersection improvements at N Campbell Station Road and Fretz Road are now being bid on. Improvements include adding a center turn lane and sidewalks along the south side of Campbell Station Road.

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

1. The PR zone provides flexibility for residential development. The PR zone with up to 4.4 du/ac is similar to the surrounding PR up to 4 du/ac and RA zone, which allows 10,000 sq ft lots.

2. The Campbell Park subdivision was approved for single family homes on 11 lots (6-SD-17-C/6-F-17-UR). Ten lots were developed, and Lot 11 is the only vacant lot. PR up to 4.4 du/ac would allow one additional dwelling unit. Because of the peripheral boundary along three sides of Lot 11, a duplex would most likely be built rather than an additional subdivision. Any use other than a single family home would require another development plan approval.

3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. An additional unit would not adversely affect traffic or the surrounding environment. The Town of Farragut has control of the right-of-way at this location. No new driveways would be added to Campbell Station Road. Lot 11 must share the existing driveway with Lot 10, which was constructed as half of a shared driveway in anticipation of Lot 11 being developed.

2. 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.

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 SR place type allows consideration of the PR zone as a partially related zone. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The proposed PR zoning is compatible with the current RA and PR zoning of up to 4 du/ac of neighboring sites.

2. The SR (Suburban Residential) place type calls for primarily single family residential development with a range of lot sizes, housing sizes, and styles, including some attached dwellings. The area

features a range of lot sizes, including attached homes of the scale of a single family home.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 5.2, which creates standards that encourage neighborhoods in certain place types to include a mix of housing types. The PR zone allows houses, duplexes, and multi family developments. It is also consistent with Policy 9 to coordinate infrastructure improvements with development, as the intersection improvement at this location will be started soon.

Action: Approved with Conditions **Meeting Date:** 10/3/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 4.4 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, subject to one condition.

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: 11/12/2024

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: