

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-G-19-RZ **Related File Number:**
Application Filed: 8/21/2019 **Date of Revision:**
Applicant: CANNON & KUIPERS, LLC

PROPERTY INFORMATION

General Location: East side of Bishop Road, east of the intersection with Tate Trotter Road
Other Parcel Info.:
Tax ID Number: 47 062 **Jurisdiction:** County
Size of Tract: 5.56 acres
Accessibility: Access is via Bishop Road, a major collector with a pavement width of 19 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area consists largely of single family residential subdivisions with a density range up to 3 du/ac or less. Some rural residential and large tract vacant agricultural lands are also interspersed throughout the area.

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

Street: 0 Bishop Road
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: N/A
Extension of Zone: Yes, existing PR to the south
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 3 du/ac (Applicant requested PR up to 5 du/ac).

Staff Recomm. (Full): Staff recommends PR zoning of up to 3 du/ac. The surrounding zoning is mostly PR up to 3 du/ac. However, actual build-out of the area neighborhoods also zoned PR average 2.33 du/ac (see Exhibit A). The PR zone with up to 3 du/ac will provide staff, the community and the Planning Commission with an opportunity to review a development plan for this location, and is consistent with the LDR (Low Density Residential) sector plan designation for this area in the North County Sector.

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 area is largely single family residential neighborhoods.
2. The North County Sector is a relatively fast growing part of Knox County.
3. The PR zone will allow planning and engineering staff the opportunity to review a site plan for residential development at this location.

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

1. The PR zone is 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 zoning will allow for review of a development plan to ensure that issues may be addressed via the use-on-review process.

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. This PR rezoning of up to 3 du/ac is consistent with the existing LDR sector plan designation for this property.
2. This area is within the Planned Growth Area of the Growth Policy Plan.
3. This rezoning is consistent with all other adopted plans.

Action: Approved

Meeting Date: 10/10/2019

Details of Action: Planning Commission recommends approval of PR (Planned Residential) zoning up to 4 du/ac (Applicant requested PR up to 5 du/ac).

Summary of Action: Approve PR (Planned Residential) zoning up to 4 du/ac (Applicant requested PR up to 5 du/ac).

Date of Approval: 10/10/2019

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: 11/18/2019

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other": County Commission approved PR up to 4.5
du/ac

Amendments:

County Commission approved PR up to 4.5 du/ac

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: