

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTH COUNTY SECTOR PLAN AMENDMENT



File Number: 10-G-21-RZ Related File Number: 10-F-21-SP
Application Filed: 8/20/2021 Date of Revision:
Applicant: DOMINION GROUP

PROPERTY INFORMATION

General Location: Northside of Maloney Road, south of Jonathan Way
Other Parcel Info.:
Tax ID Number: 135 G A 005, 00501 & 006 Jurisdiction: County
Size of Tract: 4.72 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density: up to 21 du/ac
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 3113 & 3117 Maloney Road & 0 Jonathan Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR/O (Medium Density Residential/Office)

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 21 du/ac because it is a minor extension of the medium density residential zoning.

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 GENERALLY:

1. Alcoa Highway improvements constructed within the last few years have provided for safer, limited access to Alcoa Highway and a frontage road on the southeastern side of the highway.
2. This property is adjacent to the interchange improvements at Alcoa Highway and Maloney Road and adjacent to property that was rezoning for medium density residential zoning in August 2021.
3. A new access into the adjacent site has also been provided as part of the interchange improvements at this location.
4. Since 2000 the population along the Alcoa Highway corridor has grown at a lower rate than Knox County.
5. Vacancy rates for commercial and office uses have also decreased within the corridor.

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

1. The PR (Planned Residential) district 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 CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There appear to be no steep slopes, blue line streams, or floodplains located on the property.
2. The development will be required to comply with all aspects of the stormwater ordinance.
3. The Planned Residential zoning will provide a transisitional land use opportunity between high speed traffic and adjacent commercial uses along the Alcoa Highway corridor and the neighboring low density residential neighborhood.

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 to the South County Sector Plan amending this parcel to the MDR/O (Medium Density Residential/Office) designation would support PR (Planned Residential) zoning up to 21 du/ac.
2. This would provide a transisitional land use opportunity between the single family residential neighborhoods adjacent to the east and the Alcoa Highway, as well as providing for additional housing in the corridor.

Action:

Approved

Meeting Date: 10/14/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 21 du/ac because it is a minor extension of the medium density residential zoning.

Date of Approval: 10/14/2021

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: 11/15/2021

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: