

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-I-20-RZ **Related File Number:**
Application Filed: 8/21/2020 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: South side of Coward Mill Rd., northeast of Lobetti Rd. & Ball Camp Pk. Intersection
Other Parcel Info.:
Tax ID Number: 91 202 PART OF **Jurisdiction:** County
Size of Tract: 5.04 acres
Accessibility: Current access is from Lobetti Rd., a local street with 15 feet of pavement width within a right-of-way of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** MU-SD (NWCO-9)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is currently a mix of agricultural and rural to low density residential uses. There is a large tract of PC zoning to the west, that may be developed with businesses after the Schaad Rd. extension is completed in this area.

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

Street: 3208 Lobetti 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: Yes, PR zoning is adjacent to the west
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) up to 2 du/ac (Applicant requested PR up to 5 du/ac).

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. Schaad Road improvements are forthcoming in this area.
2. The area is largely zoned A (Agricultural) on the east side of Lobetti Road which allows residential development up one dwelling unit per acre.
3. Properties on the west side of Lobetti Road are under construction to be built out at a density of 4.96 du/ac.

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

1. The proposed amendment to PR zoning 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 staff recommended maximum density of 2 du/ac could result in a build out of a total of 10 dwelling units, the applicant's requested 5 du/ac could permit a maximum build out of 25 dwelling units.
2. The west side of Lobetti Road was rezoned to allow Planned Residential up to 5 du/ac in 2008, with a concept plan approved in April 2020 for a detached residential development at a density of 4.96 dwelling units per acre.
3. The tract proposed to be rezoned averages approximately 200 feet in width when measured from east to west and is approximately 5 acres in size which would make meeting the standards of PR zone district and accomodating a possible 25 dwelling units within this area challenging.

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 Northwest County sector plan's Low Density Residential designation supports PR zoning up to 5 du/ac in the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.
2. The staff recommended density of PR up to 2 du/ac is appropriate for the east side of Lobetti Road, given the adjacent agricultural zoning and large lot residential development.
3. The recommended PR up to 2 du/ac 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) up to 2 du/ac (Applicant requested PR up to 5 du/ac).

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

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:

Approved PR up to 3 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: