

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-J-24-RZ
Application Filed: 8/19/2024
Applicant: MATTHEW REGAS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of E Hendron Chapel Rd, east side of Burnell Ln
Other Parcel Info.:
Tax ID Number: 138 H A 024
Jurisdiction: County
Size of Tract: 2.94 acres
Accessibility: Access is via E Hedron Chapel Road, a minor arterial street with a pavement width of 22 ft within a ROW width varying from 45-55 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: up to 4 du/ac
Planning Sector: South County Plan Designation: RC (Rural Conservation)
Growth Policy Plan: Rural Area
Neighborhood Context: This is a rural, residential area with lot sizes varying from 1/2 acre to multiple acres. It is located near the Chapman Highway commercial corridor.

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

Street: 224 E HENDRON CHAPEL 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: N/A (Outside City Limits)
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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.

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/COUNTY GENERALLY:

1. The subject property is located ¼ mile from a commercial corridor along Chapman Highway that continues to see infill development. The most recent nearby development was a large medical campus constructed and opened in 2024 at the corner of Chapman Highway and Mountain Grove Road.
2. In 2022, the Tennessee Department of Transportation (TDOT) widened Chapman Highway to the south of the property to include a middle turn lane from the county line to the Highland View Drive intersection. These improvements included realigning the Simpson Road and Sevierville Pike intersections.
3. The close proximity to a major arterial that has seen recent capital improvements and an increase in service-oriented amenities supports consideration of the PR zone at a density of 2 du/ac.

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

1. The intent of the PR zone is to provide for optional methods of development that are responsive to environmental conditions on a site. Residential density is permitted to be clustered in the optimal areas of a site to avoid more environmentally challenged areas of the property.
2. The subject property's northeastern border includes a stream with mature vegetation. The PR zone will enable development that conserves the stream corridor, and is an appropriate zone to consider in this context.

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. A rezoning to PR at 2 du/ac would permit ½-acre lot sizes, which is consistent with lot areas abutting the subject property along E Hendron Chapel Road to the west. A total of 5 residential lots could be accommodated, and this is not anticipated to have an adverse impact on the surrounding area, especially considering the property's close proximity to Chapman Highway, a major arterial street.

THE 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 PR zone up to 2 du/ac is a partially related zone to the RC (Rural Conservation) place type in the Comprehensive Plan. It meets the additional criteria required of a partially related zone by being consistent with the primary and secondary land uses in the RC place type, which are single-family and attached residences with a conservation pattern.
2. The recommended rezoning is consistent with the Comprehensive Plan's Implementation Policy 9.3 to focus growth in areas served by adequate infrastructure. The property has access to water and sewer utilities, and is located near a major thoroughfare with commercial amenities.
3. The subject property is in the Rural Area of the Growth Policy Plan, and it abuts the Planned Growth Area to the southwest. A maximum of 2 du/ac can be considered if the property is on a classified street with a minimum pavement width of 18 ft. E Hendron Chapel Road is a minor arterial street with a 20 ft pavement width. The requested PR density of 4 du/ac is not permitted in the Rural Area.

Action:

Approved

Meeting Date: 10/3/2024

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.

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

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: