

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-K-19-RZ **Related File Number:**
Application Filed: 8/26/2019 **Date of Revision:**
Applicant: WORLEY BUILDERS, INC.

PROPERTY INFORMATION

General Location: North side of Lovell Road, east of Bombay Lane, west of Hibbert Road.
Other Parcel Info.: 2213 Lovell Rd. (104 17010) = 1.40 acres; this rezoning request includes 2211 Lovell Rd. (104 17011) = 1.45 acres - Total 2.85 acres
Tax ID Number: 104 17010 AND 17011 **Jurisdiction:** County
Size of Tract: 2.85 acres
Accessibility: Access is via Lovell Road, a minor arterial with a pavement width of 22 feet within a right of way 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential and Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area consists primarily of a mix of single family residential neighborhoods, multi-family, rural residential and some remaining large lot vacant, agricultural land.

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

Street: 2213 Lovell 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: 12-FF-83-RZ
Extension of Zone: Yes, PR zoning abuts the property on the west and east side.
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 5 du/ac.

Staff Recomm. (Full): Staff recommends approval of PR up to 5 du/ac, which is compatible with the sector plan designation of LDR for this property. Surrounding zoning for residential densities range from 3.5 du/ac to 12 du/ac (See Exhibit A). The property is 0.36 miles from the commercial node at the Middlebrook Pike/Lovell Road intersection.

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 population of the Northwest County Sector remains one of the fastest growing in Knox County.
2. Planned Residential (PR) zoning will ensure that the development of additional residential development at this site will address existing and forecasted conditions 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 up to 5 du/ac is consistent with the sector plan designation of LDR.
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:

Summary of Action: Approve PR (Planned Residential) 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

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: