

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-M-20-RZ **Related File Number:** 10-E-20-SP
Application Filed: 10/24/2020 **Date of Revision:** 9/17/2020
Applicant: EDWIN T. LOY, JR.

PROPERTY INFORMATION

General Location: East side of S. Northshore Dr., north of Choto Rd.
Other Parcel Info.:
Tax ID Number: 162 062 **Jurisdiction:** County
Size of Tract: 11.4 acres
Accessibility: S. Northshore Drive is a minor arterial with a 19-ft pavement width of ft inside a 68-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence with a barn
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This is a suburban area predominantly consisting of single family detached houses. There is a commercial node to the south at the northeast quadrant of the Choto Road/S. Northshore Drive intersection.

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

Street: 12320 S. Northshore Dr.
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 with up to 2.4 du/ac is across S. Northshore Drive
History of Zoning: None noted for this property

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

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. The area has been transitioning from Agricultural zoning to PR zoning since the mid-1990s.

Surrounding neighborhoods off of S. Northshore Drive are zoned PR with densities ranging from 2.4 du/ac to 5 du/ac.

2. Demand for housing remains high in the County. The proposed rezoning would create an opportunity that could help meet this demand.

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. Additional PR zoning with up to 5 du/ac is comparable to surrounding neighborhoods and is not expected to generate adverse impacts on surrounding properties.

2. The property is not in the Parental Responsibility Zone and sidewalks would not be required.

3. The commercial node and PR zoning with up to 5 du/ac to the south support the slightly higher density requested for this neighborhood than the densities of the neighborhoods to the east and west.

4. If rezoned with the maximum density allowed, the development could hold up to 57 dwelling units, which would not require a traffic impact analysis to be completed.

5. The site is relatively flat, so there are no hillside mitigation measures required (i.e., it is not in the Hillside and Ridgetop Protection Area).

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 Southwest County sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.

2. The requested zoning is not in conflict with any other plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

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:

Date of Legislative Appeal:

Effective Date of Ordinance: