CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-P-22-RZ Related File Number:

Application Filed: 8/23/2022 Date of Revision:

Applicant: WILSON CONSTRUCTION & PROPERTIES, INC.

PROPERTY INFORMATION

General Location: west side of Tazewell Pike, east side of Shannondale Rd

Other Parcel Info.:

Tax ID Number: 49 024.03 Jurisdiction: County

Size of Tract: 10.47 acres

Accessibility: Access is via Shannondale Rd, a minor collector with a 25-ft pavement width within a 50-ft right-of-way.

Access is also via Tazewell Pike, a minor arterial with a 30-ft pavement width within a 88-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density: up to 4 du/ac

Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area has remained larger lot single family residential with limited attached residential uses that

developed around 2003-2005. Closed depressions, indicating the probably presence of sinkholes are

noted in this area as well.

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

Street: 4605 TAZEWELL PIKE

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: Yes, mostly low density development.

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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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: Whitney Warner

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan.

Staff Recomm. (Full):

Comments: Under a different applicant, the property was considered for rezoning to PR (Planned Residential) in January 2022 (1-K-22-RZ). Staff recommended approval of up to 5 du/ac, but the application was

withdrawn in March 2022 after being postponed twice. The current applicant is seeking PR up to 4

du/ac.

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 COUNTY GENERALLY:

1. Since 2005 this area has been building out with attached residential dwellings under the PR zoning up to 5 du/ac. Across the street on Tazewell Pike attached units with the City of Knoxville's RN-3 zoning (formerly RP-1 zoning) has been built at approximately 4 du/ac.

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

1. The regulations established in this zone are 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.

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. There are sinkholes noted in this area and the PR zone district allows flexibility in design and encourages more imaginative solutions to environmental challenges.
- 2. The proposed amendment wouldn't adversely impact the surrounding area because the adjacent area consists of low-density and medium residential uses.
- 3. This area is within the Parental Responsibility Zone for Shannondale Elementary and existing sidewalks for the school are approximately 550-ft away along Shannondale Road.

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 is consistent with the sector plan and the urban growth area outside the city.

Action: Approved Meeting Date: 10/6/2022

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan.

Date of Approval: 10/6/2022 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:	

Other Ordinance Number References:

Legislative Body: **Date of Legislative Action, Second Reading: Date of Legislative Action:** 1/23/2023

Disposition of Case: Withdrawn **Disposition of Case, Second Reading:**

If "Other": If "Other":

Ordinance Number:

Amendments: Amendments:

Knox County Commission

Date of Legislative Appeal: Effective Date of Ordinance:

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