

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-C-21-RZ      Related File Number: 11-A-22-SP  
Application Filed: 9/24/2021      Date of Revision:  
Applicant: HUBER PROPERTIES

## PROPERTY INFORMATION

General Location: West side of Andes Road, due north of Wisteria Way  
Other Parcel Info.:  
Tax ID Number: 91 123      Jurisdiction: County  
Size of Tract: 1.76 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:      Density: 12 du/ac  
Sector Plan: Northwest County      Sector Plan Designation: NC (Neighborhood Commercial)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 2115 Andes Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)  
Requested Plan Category: MDR (Medium Density Residential)

**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 with a maximum density of 1 du/ac because it is more consistent with surrounding development, the proposed land use designation 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. Relatively recent residential developments north and south of the subject property point to utility expansion that could support the PR (Planned Residential) zone at this location.
- 2. The subject property is in the Rural Area of the Growth Policy Plan. Most surrounding properties are at least an acre in size, and many lots are much bigger than an acre. The majority of the subject property is undisturbed hillside. The street network is narrow, and there are no plans for expansion or upgrades. For these reasons, staff recommends a density of 1 du/ac instead of the proposed 2 du/ac.

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

- 1. The PR zone is intended accommodate sites with more challenging environmental conditions by enabling clustered development in the favorable portions of the property. PR up to 1 du/ac is the most appropriate residential zone and density for the subject property, considering the forested steep slopes on the northern end of the lot.

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 zone requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access can be addressed. Community input may also be provided regarding the proposed development plan.
- 2. There are no adverse impacts anticipated from the proposed zone change to PR with a density of 1 du/ac. However, a density of 2 du/ac could result in 6 dwellings on this lot, which would be out of character with the surrounding development and the rural setting.
- 3. The traffic impact analysis estimates that 2 du/ac would generate an additional 76 average daily trips, versus 40 trips at a density of 1 du/ac. Legg Ln is approximately 11 ft wide, and the lower density is more appropriate considering such narrow conditions.

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 PR zone at 1 du/ac is consistent with the proposed land use designation of RR (Rural Residential). RR does not recommend PR zoning in excess of 1 du/ac.
- 2. The PR zone at 1 du/ac is consistent with the Rural Area guidelines in the Growth Policy Plan, and is not in conflict with any other adopted plans.

Action: Approved as Modified

Meeting Date: 2/10/2022

Details of Action: Approve PR (Planned Residential) zoning up to 12 du/ac.

Summary of Action: Approve PR (Planned Residential) zoning up to 12 du/ac.

Date of Approval: 2/10/2022

Date of Denial:

Postponements: 11/10/2021

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:**

**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:**