

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-G-19-RZ **Related File Number:**
Application Filed: 9/30/2019 **Date of Revision:**
Applicant: JASON BAKER B & B BUILDERS

PROPERTY INFORMATION

General Location: South side of E. Emory Road, northeast of Brown Gap Road
Other Parcel Info.:
Tax ID Number: 29 090 **Jurisdiction:** County
Size of Tract: 17.48 acres
Accessibility: Access is via E Emory Road, a major arterial with a pavement width of 22 feet within a right of way width of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single family attached residential **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is a mix of single family residential subdivisions and large lot agricultural zoned parcels.

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

Street: 0 E. Emory 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, but this parcel is adjacent to an RA zoned subdivision.
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 3.5 du/ac. (Applicant requested PR up to 5 du/ac)

Staff Recomm. (Full):

Staff recommends approval of PR (Planned Residential) up to 3.5 du/ac based on the site characteristics and infrastructure (see Exhibit A).

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 North County Sector continues to grow in population, additional housing opportunities are needed to accommodate this growth.
- 2. The surrounding areas have built out from a range of 3.7 du/ac to 1.9 du/ac (see Exhibit A). The staff recommendation for 3.5 du/ac is consistent with the built out density of the surrounding areas.
- 2. The area is shown as LDR (Low Density Residential) on the sector plan.

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

- 1. The 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 districts. Such compatibility shall be determined by the planning commission by review of development plans for the district.

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. PR up to 3.5 du/ac will not adversely affect, directly nor indirectly, this area nor any other part of the county.
- 2. The PR zone district requires site plan review by the planning commission to address any issues through the design process.
- 3. Connectivity with adjoining properties should be considered during the design process for the required use on review for this property.

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 requested zone and density is consistent with the sector plan designation of LDR for this property.
- 2. This zone is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Planning Commission recommends PR (Planned Residential) up to 4 du/ac.

Summary of Action:

Approve PR (Planned Residential) up to 4 du/ac. (Applicant requested PR up to 5 du/ac)

Date of Approval:

11/14/2019

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: 12/16/2019

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: