

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-H-19-RZ                      **Related File Number:**  
**Application Filed:** 9/30/2019                      **Date of Revision:**  
**Applicant:** BEACON DEVELOPMENT OF TN, INC.

## PROPERTY INFORMATION

**General Location:** South side of Middlebrook Pk., east of Old Cedar Bluff Rd.  
**Other Parcel Info.:** This request also includes 9124 Middlebrook Pk. - same parcel ID  
**Tax ID Number:** 105 083                      **Jurisdiction:** County  
**Size of Tract:** 6.87 acres  
**Accessibility:** Access is via Middlebrook Pike, a median divided, 4-lane major arterial with a right of way dedication of 112 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling (to be removed)  
**Surrounding Land Use:**  
**Proposed Use:** Senior Housing Development                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** MDR (Medium Density Residential) & O (Office)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is near the commercial node at the intersection with Middlebrook Pike and N Cedar Bluff Rd. A mix of commercial, office and multifamily uses surround the node transitioning back to the adjacent single family residential neighborhoods.

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

**Street:** 9120 , 9124 Middlebrook Pk.  
**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:** N/A  
**Extension of Zone:** Yes, PR zoning abuts the property on the west 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 consistent with the sector plan designation of MDR/O for this property as a transitional area between the more intense uses at the commercial node with the lesser intense adjacent single family residential.

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 Northwest County Sector continues to be the fastest growing part of Knox County.
2. A variety of housing types, especially for senior housing, are needed to accommodate the aging baby boomer segment of the population.

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 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. The applicant has submitted a geotechnical report with the rezoning application so that Knox County Engineering and Knox Planning staff have additional information to address the closed depression on the 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 MDR/O 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:

Summary of Action:

Approve PR (Planned Residential) 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

**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:**