

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-I-19-RZ **Related File Number:**
Application Filed: 10/8/2019 **Date of Revision:**
Applicant: RYAN HICKEY / BALL HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Andes Road north of Middlebrook Pike and southwest of Andes Road
Other Parcel Info.: Parcel is 35 acres, but only +/- 17 acres is included in the rezone request
Tax ID Number: 105 025 (PART OF) **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Old Andes Road, a local street with a pavement width of 13 feet and a right of way width of 26 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcel
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 4.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is comprised of a mix of single family residential properties at a density of less than 2 du/ac, as well as large tracts of slope constrained land within the HP (Hillside Protection) area of the sector plan.

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

Street: 1617 Andes Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) 4.5 du/ac
Previous Requests: None for this property, but the property to the south was rezoned to PR at 3.5 du/ac (#9-F-19-RZ).
Extension of Zone: Yes, PR at 1 to 3 du/ac is adjacent to the west
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 2.68 du/ac. (Applicant requested 4.5 du/ac).

Staff Recomm. (Full):

Staff recommends approval of PR (Planned Residential) up to 2.68 du/ac is consistent with the sector plan designation of LDR for this property and follows the recommendation for density based on the slope analysis, as well as being consistent with the adjacent zoning.

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. PR zoning up to 2.68 du/ac zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area. (see Exhibit A).
2. PR zoning up to 2.68 du/ac is consistent with the Northwest County Sector Plan proposal for the site.
3. PR zoning up to 2.68 du/ac is consistent with the slope analysis for the property.

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

1. PR zoning up to 2.68 du/ac provides for residential areas with low population densities. This zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas should 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. Based on the above description, this site is appropriate for PR zoning up to 2.68 du/acre.
3. Developments which subdivide and transfer property with the sale of individual units but which do not provide common open space controlled and maintained by a public body or a duly established homeowners association shall provide lot areas which are not less than three thousand (3,000) square feet in size and which shall average four thousand (4,000) square feet per lot for the entire development. Developments which subdivide and transfer property with the sale of individual units and which provide common open space controlled and maintained by a duly established home owners association in accordance with state law shall be permitted to create lots less than three thousand (3,000) square feet in size subject to planning commission approval of a site plan, consistent with the intent as stated in the general description of this section.

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 applicant requests a PR zone density of up to 4.5 du/ac, however, staff is recommending a density of 2.68 du/ac. Under the current A (Agricultural) zoning, which requires a minimum lot size of one acre, 16 lots could be accommodated. PR zoning up to 2.68 du/ac will allow this 16.8 acre site to be subdivided into a maximum of 45 lots, however with the PR zone lot sizes may vary in size to allow for creative development of the property and open space and amenity areas to be provided.
2. Access to this landlocked property will be required as part of the use on review process through the adjacent recently rezoned property to the south for case 9-F-19-RZ. It was noted in the adjacent case 9-F-19-RZ, that the 750 trip threshold would be met with the staff recommended 2.5 du/ac. Knox County Commission approved 4 du/ac on 10/28/2019. The staff recommended 2.68 du/ac on this proposed 16.8 acre site could potentially add almost 500 daily trips to the existing additional trips generated by the adjacent rezoning (9-F-19-RZ). With the approved rezoning of the adjacent site (4 du/ac) and the proposed site (2.68 du/ac), this would be a total of 1,729 trips if these two properties

were platted together. If a plat is submitted to subdivide the property, connectivity and access improvements, including widening of the right-of-way and pavement of Old Andes Road, may be required (See Exhibit B) per Knox County requirements.

3. The staff recommended zoning density of PR up to 2.68 du/ac is compatible with surrounding development, and there should be minimal impact to the surrounding area.

4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.

5. No other area of the County will be impacted by this rezoning request.

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 Northwest County Sector Plan proposes low density residential use for the site, consistent with the recommended PR zoning up to 2.68 du/ac.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may lead to future requests for PR zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.

4. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 11/14/2019

Details of Action: Planning Commission recommends approval of PR (Planned Residential) up to 3 du/ac.

Summary of Action: Approve PR (Planned Residential) up to 3 du/ac. (Applicant requested 4.5 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: