

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-B-19-RZ **Related File Number:**
Application Filed: 10/25/2019 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY, LLC

PROPERTY INFORMATION

General Location: South side of Oak Ridge Highway, west of Beaver Ridge Road
Other Parcel Info.:
Tax ID Number: 91 02608 (PART OF) **Jurisdiction:** County
Size of Tract: 0.98 acres
Accessibility: Access is via Oak Ridge Highway, a major arterial, with a pavement width of 37.7 feet within a right of way of 112 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single Family Residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is the part of the Oak Ridge Highway corridor within 850 feet west of the Beaver Ridge Road intersection and within a mile east of Karns Crossroads area. This area of the corridor is largely a mix of office, single family residential and this property is directly across the highway from the Karns library branch.

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

Street: 0 Oak Ridge Highway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, PR is adjacent on the southern portion of the parcel.
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 because it is an extension of the existing PR zoning on the property and is consistent with the LDR (Low Density Residential) sector plan land use classification.

Staff Recomm. (Full):

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 one of the fastest growing part of Knox County.

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

1. The proposed amendment to 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 zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Access should be provided to the adjacent commercially zoned CA property that fronts the public street that will serve this subdivision (see Exhibit A). By allowing access to the internal road system, this will prevent additional access points along Oak Ridge Highway.
2. No direct nor indirect adverse effects are anticipated by the extension of the PR zone district to include this additional two acres.

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 amendment is consistent sector plan designation of LDR (Low Density Residential) for this property.
2. This amendment is consistent with all other adopted plans of Knox County.

Action: Approved Meeting Date: 12/12/2019

Details of Action:

Summary of Action: Approve PR (Planned Residential) up to 5 du/ac because it is an extension of the existing PR zoning on the property and is consistent with the LDR (Low Density Residential) sector plan land use classification.

Date of Approval: 12/12/2019 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: 1/27/2020

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: