

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-C-18-RZ **Related File Number:** 12-B-18-SP
Application Filed: 10/19/2018 **Date of Revision:**
Applicant: SMITHBILT HOMES LLC

PROPERTY INFORMATION

General Location: Northeast side of Karns Valley Dr, north of Byington Solway Rd, south of Oak Ridge Hwy
Other Parcel Info.:
Tax ID Number: 90 PART OF 091 **Jurisdiction:** County
Size of Tract: 59.31 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential (LDR) and BP-1 (Business)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 9717 Garrison Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) and F (Floodway)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: BP-1 (Business Park Type 1) and STPA (Stream Protection Area)
Requested Plan Category: LDR (Low Density Residential) and STPA (Stream Protection Area)

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.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) at the requested density up to 5 du/acre zoning and F (Floodway) zoning, consistent with the LDR (Low Density Residential) sector plan recommendation.

Staff Recomm. (Full):

The requested PR (Planned Residential) zoning at the requested density of up to 5 du/ac and F (Floodway) zoning is compatible with the area. The site is located within half of mile of Karns High School, the Northwest Sports Park and the Karns Senior Center. The PR zone requires a public review of a development plan prior to construction so that any issues may be addressed through the design process.

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 is the most rapidly growing sector in Knox County.
2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Changing infrastructure, including road improvements and sidewalk connections along Karns Valley Drive, also make the area more compatible for PR at 5 du/ac.

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

1. 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. The PR zoning requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues related to the design. It will also give the opportunity for public comment at the MPC meeting.

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 up to 5 du/ac should not produce any direct or indirect adverse effects to any other part of the county.
2. The use on review process, as required in the PR zone, for a development plan, will allow any possible issues or concerns to be addressed through the design process.
3. A traffic impact study will be required to be submitted prior to application for the subsequent use on review application. Discussion and meetings with MPC and Knox County Engineering staffs to discuss access, sidewalks and other transportation concerns is encouraged.

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 up to 5 du/acre is consistent with the existing LDR plan designation for the majority of the site, as well as the small portion of the site requested to be changed to LDR (12-B-18-SP), between the closed portion of Byington Solway Road and Beaver Creek.
2. The area is within the Parental Responsibility Zone for Karns High School, sidewalks will be encouraged since school bus service is not provided in these areas.
3. The area is within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

4. The proposed rezoning to PR up to 5 du/acre is consistent with all other adopted plans in Knoxville and Knox County.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) at the requested density up to 5 du/acre zoning and F (Floodway) consistent with the LDR (Low Density Residential) sector plan recommendation.

Date of Approval: 12/13/2018

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: 1/28/2019

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: