

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-E-18-RZ **Related File Number:**
Application Filed: 10/25/2018 **Date of Revision:**
Applicant: MARK YAMBERT AND CYNTHIA MCREYNOLDS

PROPERTY INFORMATION

General Location: East side of Dry Gap Pike, south of Beaver Creek Drive, north of Branch Field Lane.
Other Parcel Info.:
Tax ID Number: 47 PART OF 241 **Jurisdiction:** County
Size of Tract: 24.47 acres
Accessibility: Access is via Dry Gap Pike, a minor collector with a pavement width of 51' - 33' within a right of way width of 86' - 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1-4 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The neighborhood consists of mostly single family residential with some multifamily residential developed under the PR (Planned Residential) zone. A small neighborhood commercial node is within 600' at the intersection of E Beaver Creek Dr and Dry Gap Pike.

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

Street: 1611 Dry Gap Pike
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: None noted.
Extension of Zone: Adjacent to PR zoning up 4.5 du/ac across Dry Gap Pike
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.): RECOMMEND that County Commission APPROVE PR (Planned Residential) at the requested density up to 4 du/acre zoning, consistent with the LDR (Low Density Residential) sector plan recommendation and the slope analysis for the property.

Staff Recomm. (Full): Staff recommends PR (Planned Residential) at a density of up to 4.0 du/ac. This is consistent with the slope analysis and sector plan land use recommendation. 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.

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 4 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 Level I Traffic Impact Study will be required to be submitted prior to submittal of a development plan. The applicant is encouraged to begin discussions regarding access alignment with Knox County Engineering and MPC staff.

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 4 du/acre is consistent with the proposed LDR plan designation for the site.
2. The area is within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. The recommended rezoning to PR up to 4.0 du/acre is consistent with all other adopted plans in Knoxville and Knox County, including the Hillside and Ridgetop Protection Plan.

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 4 du/acre zoning, consistent with the LDR (Low Density Residential) sector plan recommendation and the slope analysis for the property.

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: