

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-F-23-RZ

Related File Number:

Application Filed: 10/30/2023

Date of Revision:

Applicant: ARCIP HOROBET

PROPERTY INFORMATION

General Location: Southeast side of Bob Gray Rd., west side of Pellissippi Pkwy

Other Parcel Info.:

Tax ID Number: 118 71

Jurisdiction: County

Size of Tract: 9.77 acres

Accessibility: Access is via Bob Gray Rd, a major collector street with a pavement width of 20-ft within a 46-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use:

Density: 12 du/ac

Planning Sector: Northwest County

Plan Designation: MDR/O (Medium Density Residential/Office), HP (Hillside Pr

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This side of Pellissippi Parkway is largely residential with small lot, single family subdivisions to the west and townhouses to the south. Lovell Rd is nearby to the west.

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

Street: 0 PELLISSIPPI PKWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park), TO (Technology Overlay)

Former Zoning:

Requested Zoning: PR (Planned Residential), TO (Technology Overlay)

Previous Requests:

Extension of Zone: Yes, it is an extension of the PR zone to the south.

History of Zoning: The TO zone was added in 1983 (12-BB-83-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

Staff Recomm. (Full): 1. Require a stub-out to Parkway Heights, the subdivision to the south, with the location and design to be approved by the Planning Commission during the development plan review.

Comments: 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. Since 1983, there has been a significant amount of BP/TO to PR/TO rezonings in the area along Lovell Road.
2. The proposed PR (Planned Residential) zone at a density of 12 du/ac is an extension of the zone to the south.
3. This is one of the few remaining parcels along Pellissippi Parkway that remains undeveloped. The general trend in the immediate area consists of small-lot, single family detached residential neighborhoods and townhouses, though there is also a scattering of multifamily developments under construction in the area generally.

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

1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. There is a blue-line stream at the rear of this property, and the topography is steep in some places, so the flexibility of the PR zone make it an appropriate zone to consider.
2. At a density of 12 du/ac on this 9.88-acre property, a maximum of 118 units could be built. House, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
3. Properties in the TO zone also require TTCDA approval of rezoning requests. This request will be heard at the December 11, 2023 TTCDA meeting (Case 12-A-23-TOR).
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. Bob Gray Road is a major collector, so no traffic would be required though side residential streets to access this property.
2. The adjacent residential subdivision south of the subject property, Parkway Heights, has direct access to Pellissippi Parkway via a private road, Odin Street. Due to safety considerations, the TN Department of Transportation (TDOT) has stated they would be in favor of closing the Odin Street connection to Pellissippi Parkway upon development of the subject property once a stub-out connection to the adjacent subdivision to the south has been provided. Operationally, this will improve safety for the residents of Parkway Heights and allow them to access Pellissippi Parkway via the Lovell Road or Dutchtown Road interchanges.
3. This property has a blue line stream along the south side, and the northern portion has 2.4 acres within the Hillside Protection Area. The recommended disturbance budget is 1.2 acres of the 9.8-acre site.
4. The Knox to Oak Ridge Greenway Master Plan 2015 proposes the alternative route, seen in Exhibit A, that follows along Pellissippi Pkwy and Bob Gray at this location. County Engineering may require a sidewalk connection to the proposed greenway during the development review process.

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 zone at 12 du/ac is consistent with the MDR/O land use classification in the to the Northwest County Sector Plan, which allows consideration of up to 12 du/ac in the County's Planned Growth Area.
2. This property is in the Technology Overlay. All developments other than single family residences and duplexes require TTCCA (Tennessee Technology Corridor Development Authority) approval of site plans.
3. This property has frontage on Pellissippi Parkway. Residential development at the proposed density is appropriate at this location and is consistent with General Plan policy 11.4 which calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses.
4. The proposed rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

Date of Approval: 12/14/2023

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: 2/26/2024

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approve PR (Planned Residential) up to 10 du/ac subject to 4 conditions: 1) provide type C landscape buffer; 2) provide a 35 ft peripheral boundary along the western and southern property lines; 3) completing a traffic study;

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

and 4) providing a right-of-way stub to the Parkway Heights subdivision for a future connection to Blinken St.

Effective Date of Ordinance: