

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-L-22-RZ
Application Filed: 10/24/2022
Applicant: DAVID CHEBAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Jenkins Rd, east of Pinebark Dr, west of Summer Spring Blvd.
Other Parcel Info.:
Tax ID Number: 105 142 **Jurisdiction:** County
Size of Tract: 1.9 acres
Accessibility: Access is via Jenkins Rd, a minor collector with a pavement width of 20-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of low density single family detached homes on independent lots and in subdivisions.

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

Street: 7701 JENKINS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), 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 PR (Planned Residential) zone at a density up to 4 du/ac because it is consistent with the sector plan and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01:
THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (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 COUNTY GENERALLY:

1. Since 1980, this area has been building out the remaining agricultural areas with single family residential dwellings mostly under the PR zoning up to 4 du/ac.

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

1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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. Staff recommends reducing the density from 5 du/ac to 4 du/ac to better align with the surrounding residential charter of Jenkins Rd, which is developed at a density of no greater than 4 du/ac.

2. The proposed amendment would not adversely impact the surrounding area because the adjacent area consists of low-density residential uses.

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 proposed PR zone of 4 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use designation and Planned Growth Area of the Growth Policy Plan.

2. The proposed zone change is not in conflict with any other adopted plans.

Action:

Approved as Modified

Meeting Date: 12/8/2022

Details of Action:

Approve PR (Planned Residential) zone at a density up to 4.2 du/ac because it is consistent with the sector plan and surrounding development.

Summary of Action:

Approve PR (Planned Residential) zone at a density up to 4.2 du/ac because it is consistent with the sector plan and surrounding development.

Date of Approval:

12/8/2022

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: 1/23/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

If "Other":

Amendments:

2 added conditions: 1) Applicant will provide 2 design plans for review and discussion and have another meeting with surrounding neighbors. 2) Applicant will provide Stormwater Prevention Improvements identified by adjacent property owners.

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: