

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-P-22-RZ

Related File Number:

Application Filed: 10/26/2022

Date of Revision:

Applicant: SHAWN SMITH

PROPERTY INFORMATION

General Location: North side of High Meadow Drive, east side of Lovell Rd.

Other Parcel Info.:

Tax ID Number: 118 I F 002.01

Jurisdiction: County

Size of Tract: 1.21 acres

Accessibility: Access is via Lovell Rd, a minor arterial, with a pavement width of 70-ft within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:** 4 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District), HP (Hillside P

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.

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

Street: 0 HIGH MEADOW DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), TO (Technology Overlay), PC (Planned Commercial)

Former Zoning:

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

Previous Requests:

Extension of Zone: No

History of Zoning: 11-F-04-RZ: A/TO, RA/TO to OB/TO; 8-A-21-RZ: RA/TO, OB/TO to PC/TO

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), 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: Liz Albertson

Staff Recomm. (Abbr.): Approve the PR/TO (Planned Residential/Technology Overlay) zone with up to 4 du/ac because it is consistent with the Northwest County Sector Plan's MU-SD, NWCO-4 land use classification.

Staff Recomm. (Full): Approve the PR/TO (Planned Residential/Technology Overlay) zone with up to 4 du/ac because it is consistent with the Northwest County Sector Plan's MU-SD, NWCO-4 land use classification.

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 CITY/COUNTY GENERALLY:

1. This area is a mix of commercial and office, adjacent to an RA zoned residential neighborhood. Recent rezonings have occurred to accommodate commercial development along Lovell Road adjacent to this property to the north.

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.
2. The PR zone allows a range of housing types from single-family to multi-family residential, however, PR up to 4 du/ac will limit the maximum number of dwelling units to 8 for the subject property.
3. The proposed PR up to 4 du/ac is similar to the residential development density permitted under the RA zone district that has a minimum lot size of 10,000 square feet.

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. There are no negative impacts anticipated from the proposed rezoning.
2. The PR zone district requires review of a development plan by the Planning Commission to address any site design challenges and/or mitigate any impacts to adjacent properties.

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 4 du/ac is consistent with the MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) designation of the Northwest County Sector Plan.
2. The rezoning is not in conflict with any other adopted plans or policies.

Action: Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the PR/TO (Planned Residential/Technology Overlay) zone with up to 4 du/ac because it is consistent with the Northwest County Sector Plan's MU-SD, NWCO-4 land use classification.

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

Ordinance Number:

Disposition of Case: Approved with Conditions

If "Other":

Amendments:

approved PR up to 3 du on the lot

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: