

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 2-B-22-RZ                      **Related File Number:**  
**Application Filed:** 12/13/2021              **Date of Revision:**  
**Applicant:** ADAM WILSON

## PROPERTY INFORMATION

**General Location:** North side of Dutchtown Rd., west of Bob Kirby Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 158                      **Jurisdiction:** County  
**Size of Tract:** 1.72 acres  
**Accessibility:** Access is via Dutchtown Road, a minor arterial road with a 37-ft pavement width within a 65-ft right-of-way.

## 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  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located in an area with a mix of low and medium density residential uses. Webb School of Knoxville is approximately 650 feet to the east, and Pellissippi Parkway is approximately 1 mile to the west.

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

**Street:** 9821 Dutchtown Rd.  
**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:**  
**Extension of Zone:** Yes, PR zoning to the north  
**History of Zoning:** Rezoning from A (Agricultural) to CA (General Business) was denied in 1981 (Case 4-C-81-RZ); TO (Technology Overlay) was added in 1983 (Case 12-FF-83-RZ); TO zone was removed from this and several properties in 1992 (Case 10-W-92-RZ)

## 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:

Levan King Cranston

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning with up to 3 du/ac because it is consistent with the Northwest County Sector Plan and existing residential development in the area.

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 CITY/COUNTY GENERALLY:

1. Dutchtown Road underwent major improvements in 2009, including the widening of the road and the addition of a new center turn lane, and sidewalks.

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

1. PR (Planned Residential) zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

2. The PR zone does not have a minimum lot size, so it offers the ability to cluster density in one area of the property, which is helpful in this case due to the shape of the lot.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The recommended rezoning to PR (Planned Residential) zoning at 3 du/ac is compatible with the Northwest County sector plan designation of LDR (Low Density Residential).

2. This proposed amendment could be considered an extension of PR zoning since the lot to the north is zoned PR with a comparable density to what is requested. However, given the lot size and shape, it is likely to have the development concentrated at the rear of the lot, which increases the density at the rear of the lot where it's near single family homes.

3. Limiting the density to 3 du/ac will allow for additional residential units with a compatible density to surrounding development.

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 with up to 3 du/ac is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) land use classification.

2. The proposed amendment is not in conflict with any other adopted plan.

Action:

Approved as Modified

Meeting Date: 2/10/2022

Details of Action:

Approve PR (Planned Residential) zoning with up to 5 du/ac.

Summary of Action:

Approve PR (Planned Residential) zoning with up to 5 du/ac.

Date of Approval:

2/10/2022

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:** 3/28/2022

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**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:**