

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-C-22-RZ
Application Filed: 12/15/2021
Applicant: RON HODGE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Murray Dr., east of Lacy Rd.
Other Parcel Info.:
Tax ID Number: 68 J A 010 **Jurisdiction:** County
Size of Tract: 2.3 acres
Accessibility: Access is via Murray Drive, a major collector road with an 18-ft pavement width within a 65-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This property is located in a transitional area with a mix of residential and commercial uses in the immediate vicinity and Clinton Highway nearby to the west. There are several large undeveloped lots located nearby.

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

Street: 837 Murray Dr.
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: No
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR zoning with up to 5 du/ac because it is consistent with the Northwest City Sector Plan and surrounding residential 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 CITY/COUNTY GENERALLY:

1. There are no substantial changes in conditions that would warrant a rezoning. However, this property is located approximately 1,000-ft from Clinton Highway, a major arterial road capable of handling high volumes of traffic and that is a major commercial corridor offering employment opportunities.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of the development plans.

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. This property is transitional in character with a church and several commercial properties located to the south and east, and single family residential located to the east and across the street. The transitional nature of this property lends itself to a higher density than the A (Agricultural) zone would allow.
2. If the requested density of 5 du/ac is approved, the development could yield up to approximately 11 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.
3. This property is located within the Hillside and Ridgetop Protection Area and has some steep topography. A slope analysis was completed, and of the total 2.34 acres, it recommends a maximum disturbance area of 1.74 acres. In addition, the slope analysis recommends that density be limited to 3.52 du/ac. However, based on the location of the hillside and surrounding area, staff recommend that 5 du/ac is appropriate at this location.
4. This property is approximately 1,000 feet from a KAT bus stop, so residents of a development on this property have nearby access to public transit.

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 Northwest County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Area and is compatible with the context of this property.
2. The proposed amendment is not in conflict with any other adopted plan.

Action: Approved

Meeting Date: 2/10/2022

Details of Action:

Summary of Action: Approve PR zoning with up to 5 du/ac because it is consistent with the Northwest City Sector Plan and surrounding residential development.

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

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: