

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-D-24-RZ **Related File Number:** 2-A-24-SP
Application Filed: 12/19/2023 **Date of Revision:**
Applicant: JUSTIN BREINER

PROPERTY INFORMATION

General Location: Black Rd and Ridgeland Dr
Other Parcel Info.:
Tax ID Number: 130 058 05,058 10 **Jurisdiction:** County
Size of Tract: 9.94 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** 2.99 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 BLACK 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)
Requested Plan Category: LDR (Low Density Residential)

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 2.99 du/ac zone because it is consistent with the surrounding 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 COUNTY GENERALLY:

1. Since 2011, there have been numerous rezonings from Agricultural to Planned Residential with densities ranging from 1-5 du/ac in the immediate area along Black Rd, N Campbell Station Rd and Fretz Rd.

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. Most of the subject property is in the HP area, with steeper slopes above 15% and above 25% along the southern and eastern sections of the property. The flexibility of the PR zone makes it an appropriate zone to consider.
- 2. At a density of 2.99 du/ac on this 9.9-acre property, a maximum of 29 units could be built. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone.
- 3. Rezonings 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.

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. The area consists primarily of single family residential and multi-family developments at low residential densities.
- 2. The majority of the property is within the Hillside Protection area. The Hillside Protection area includes 9.4 acres on this 9.9-acre site. The recommended density Hillside & Ridgetop Protection Plan is 2.65 au/ac.
- 3. Black Rd is a minor collector road.

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 recommended amendment for the Northwest County Sector Plan to RR (Rural Residential) makes the proposed rezoning of PR up 2.99 du/ac consistent with the land use plan.
- 2. This property is in the Rural Area of the Growth Policy Plan, directly adjacent to Farragut's Urban Growth Boundary. In the Rural Area, densities up to 3 dwelling units an acre can be considered under these four conditions: 1) in Planned Residential zones, 2) where sewer and water service are available, 3) on collector streets connecting to the Urban Growth Boundary or Planned Growth Area, and 4) a traffic impact analysis that shows the development will not significantly impact traffic. The proposed development meets these standards of the Growth Policy Plan.
- 3. This property abuts single family and multifamily developments of low residential densities ranging from 1 to 4 du/ac. Residential development at the proposed 2.99 du/ac is appropriate at this location since it is compatible with surrounding development, making it consistent with the General Plan's Policy 9.3, which calls for ensuring that the context of new development, including scale and

compatibility, does not impact existing neighborhoods and communities.

Action: Approved **Meeting Date:** 2/8/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 2.99 du/ac zone because it is consistent with the surrounding area.

Date of Approval: 2/8/2024 **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: 3/25/2024 **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:**