

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-H-20-RZ **Related File Number:**
Application Filed: 1/3/2020 **Date of Revision:**
Applicant: BEN MULLINS O/B/O GREGORY JONES & STEVEN OUSLEY

PROPERTY INFORMATION

General Location: West side of Wise Springs Rd., north of Washington Pk.
Other Parcel Info.:
Tax ID Number: 40 133 **Jurisdiction:** County
Size of Tract: 42.01 acres
Accessibility: Access is via Wise Springs Road is a local street with a pavement width of 18.6 feet and a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant (vacant parcel)
Surrounding Land Use:
Proposed Use: Potential Boarding Home or other Residential uses **Density:** N/A
Sector Plan: Northeast County **Sector Plan Designation:** AG & HP
Growth Policy Plan: Rural Area
Neighborhood Context: This area is between Washington Pike and Maloneyville Road, adjacent to the Knox County Sherrif's Office Intake Center and Detention Center. It is also surrounded on three sides by rural, agricultural and single family residential properties.

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

Street: 4937 Wise Springs 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: None noted for this property
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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning with up to 1 du/ac because it is consistent with the Northeast County Sector Plan for A (Agricultural) and (Hillside Protection) overlay and it is consistent with the slope analysis.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 demonstrated as being planned for A (Agricultural) and HP (Hillside Protection) in the Northeast County Sector Plan, which allows consideration of the requested PR (Planned Residential) zoning up to 1 du/ac.
2. This property is adjacent to an area of the Knox County Sheriff's Office Intake Center and Detention Center (See Exhibit A: Contextual Maps).

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
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. No adverse impacts are anticipated by the development of this parcel under the PR (Planned Residential) zone district.
2. Wise Springs is a local street and access is controlled by Knox County.

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 rezoning is consistent with the existing Northeast County Sector plan designation of A (Agriculture) and HP (Hillside Protection) between Maloneyville Road and Washington Pike (See Exhibit A Contextual Maps).
2. PR (Planned Residential) zoning up to 1 du/ac does not appear to be in conflict with any other adopted plans in Knox County.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 1 du/ac because it is consistent with the Northeast County Sector Plan for A (Agricultural) and (Hillside Protection) overlay and it is consistent with the slope analysis.

Date of Approval: 2/13/2020

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: 3/30/2020

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: