

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-J-24-RZ                      Related File Number: 2-E-24-SP  
Application Filed: 12/27/2023              Date of Revision:  
Applicant: SMITHBILT HOMES

## PROPERTY INFORMATION

General Location: West side of Roberts Rd, north of Washington Pike  
Other Parcel Info.:  
Tax ID Number: 22 005 14                      Jurisdiction: County  
Size of Tract: 74.08 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:    Density: 3 du/ac  
Sector Plan: Northeast County              Sector Plan Designation: AG (Agricultural)  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 6701 ROBERTS 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)  
Requested Plan Category: RR (Rural 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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone, up to 1 du/ac, because it will be consistent with the surrounding development and a minor extension of the zone.

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. The area has experienced relatively slow growth over the last 20 years, with several agricultural/vacant lands transforming into low density residential uses. Nonetheless, the proposed rezoning will be a minor extension of the zone and the recommended density will be consistent with the surrounding area.

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

- 1. The PR zone is intended to provide flexibility for different types of residential development.
- 2. Houses, duplexes, and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the recommended density of 1 du/ac, a maximum of 74 dwelling units could be built. This is consistent with the minimum lot size requirement of the current Agricultural zone as well (1 acre for each house).
- 3. Rezoning 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 proposed rezoning at the recommended density of 1 du/ac will be compatible with the surrounding rural residential and single family residential developments.
- 2. Any development under the PR zone would be subject to a Development Plan approval by the Planning Commission to ensure that the development does not have any significant adverse effects.
- 3. The existing pond on the property appears to be waters of the state which could be subject to Knox County Stormwater Ordinance regulations during the Development Plan phase.

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 PR zone is consistent with the subject property's location in the Rural Area of The Growth Policy Plan.
- 2. The recommended density of 1 du/ac are consistent with the AG land use classification of the sector plan.
- 3. The proposed rezoning is consistent with the General Plan's development policy 9.3 that encourages new development to be compatible with existing neighborhoods and communities.

Action:

Approved

Meeting Date: 2/8/2024

Details of Action:

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with the surrounding development and a minor extension of the zone.

Summary of Action:

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with the surrounding development and a minor extension of the zone.

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: