

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-B-21-RZ **Related File Number:**
Application Filed: 1/21/2021 **Date of Revision:**
Applicant: KEVIN NELSON / PALMETTO HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Henderson Rd., northwest of W. Emory Rd. intersection
Other Parcel Info.:
Tax ID Number: 77 082 **Jurisdiction:** County
Size of Tract: 7.4 acres
Accessibility: Henderson Road is a minor collector with a 19-ft pavement width inside a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential - there is a single family dwelling on the property
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Prote)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised single family residential neighborhoods and some large agricultural and forested steep sloped lots.

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

Street: 3604 Henderson 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: No
History of Zoning: None noted for this property

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 up to 2.5 du/ac (dwelling units per acre) because it is consistent with the surrounding development and the Northwest County Sector Plan.

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. The area is transitioning from large lot agricultural zoned parcels to single family residential lots.
- 2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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

- 1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. This lot is challenged by steep topography.
- 2. Each planned unit development shall be compatible with the surrounding or adjacent zones.

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 located in the Planned Growth Area of the Growth Policy Plan and this rezoning would continue the trend of PR zoning in the area.
- 2. The staff recommendation of 2.5 du/ac (dwelling units per acre), which could result in a maximum yield of 17 dwelling units, while the applicant requested rezoning of PR up to 5 du/ac would yield a maximum 35 dwelling units.
- 3. The parcel is approximately 7.1 acres and approximately 65% (or 4.6 acres) of the site is sloped greater than 15 percent. The recommended disturbance area within the Hillside Protection land use classification is 2.8 acres, while the overall disturbance area including the 1.2 acres outside of the HP is 4.0 acres. (See Slope Analysis for 3-B-21-RZ).
- 4. A tributary of Beaver Creek appears to be close to this property on the north side and near the frontage with Henderson 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 Northwest County Sector Plan's land use designation of LDR (Low Density Residential)/HP (Hillside Protection) recommends a density based on a slope analysis which is PR (Planned Residential) up to 2.16 du/ac, however, the staff recommendation is 2.5 du/ac which would increase the maximum dwelling units from 15 to 17 total.
- 2. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater.

Action:

Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 2.5 du/ac (dwelling units per acre) because it is consistent with the surrounding development and the Northwest County Sector Plan.

Date of Approval:

7/8/2021

Date of Denial:

Postponements: 3/11/2021, 4/8/2021

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/27/2021

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: