

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-B-22-RZ **Related File Number:**
Application Filed: 1/24/2022 **Date of Revision:**
Applicant: MP DEVELOPMENT GROUP, LLC

PROPERTY INFORMATION

General Location: South Side of Irwin Dr., east of Grizzly Creek Ln.
Other Parcel Info.:
Tax ID Number: 57 057 **Jurisdiction:** County
Size of Tract: 53.97 acres
Accessibility: This property has frontage on Irwin Drive, a local road with a 20 ft pavement width within a right-of-way of 46 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 3.5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family residential to the north and west, commercial manufacturing to the southeast and vacant, forested steep-sloped land to the northeast

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

Street: 704 Irwin Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: 12-O-90-RZ: A to RA

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 1 du/ac because it is compatible with surrounding development and consistent with the sector plan.

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. The area surrounding this parcel is transitioning from large agricultural zoned properties to low density residential zones. The short driving distance from the subject property to I-75 and commercial nodes north and south make it an advantageous location for more residential opportunity.

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

1. The PR (Planned Residential) zone provide optional methods of land development which encourage more imaginative solutions to environmental design problems. PR zoning with a density of 1 du/ac is consistent with the surrounding residential character and the intent of the existing and adjacent RA zoning. PR will require Planning Commission use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

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. Within the subject property's almost 54 acres, approximately 3/4ths of the parcel are within the Hillside and Ridgetop Protection Area. Considering the environmental constraints on the subject property, PR zoning is preferable as it provides an opportunity to concentrate development on the non-hillside portion. However, concentrated residential density of 3.5 du/ac along Irwin Drive would be out of character with the adjacent properties. An alternative density of 1 du/ac is recommended to align more closely with the intent of the existing and surrounding RA (Low Density Residential) zoning and the residential character along Irwin Drive.

2. The subject property is almost entirely forested. Clearing and grading the entire parcel for residential development could have an adverse impact on the surrounding area, particularly Beaver Creek, which is classified as an impaired waterway. This impaired classification is due in part to tree loss within the watershed. The PR zoning allows flexibility in design to mitigate environmental impacts.

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. PR zoning is compatible with the existing LDR (Low Density Residential) land use classification for the North County Sector Plan and is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 3/10/2022

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 1 du/ac because it is compatible with surrounding development and consistent with the sector plan.

Date of Approval:

3/10/2022

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: 4/25/2022

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: