

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-D-23-RZ
Application Filed: 1/17/2023
Applicant: LISA M. CLARK

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South of E Emory Rd, east of Beeler Rd, west of Quail Creek Ln
Other Parcel Info.:
Tax ID Number: 20 202 **Jurisdiction:** County
Size of Tract: 1.74 acres
Accessibility: Access is via E Emory Rd, a major arterial street with a 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily comprised of single family residences on large lots and agricultural properties. There is a more intensive single family subdivision that abuts the the south and west sides of the subject property as well.

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

Street: 6924 E EMORY 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: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan, the dimensions of the parcel, and surrounding development.

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. This area has been increasing in single family residential intensity since the late 1990s, with substantial agricultural to residential rezoning cases being approved within the past two years.
2. In 2018 there were major improvements with the alignment of E. Emory Road and Beeler Road to the west of the parcel. The Tennessee Department of Transportation has plans for further improvements and expansions to the section of E. Emory Road accessed by the subject property in the next 5 to 10 years.
3. Data trends have shown an increased demand for a variety of housing options in Knox County, and a residential rezoning could provide opportunity for additional dwellings to meet this need.

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

1. The regulations established in the requested PR (Planned Residential) zone are intended to provide optional methods of land development - such as clustering of residential properties - in response to environmental restrictions on a site. The PR zone emphasizes a unified building design with the provision of open space for recreation. The subject property is wooded in the rear, but does not otherwise have environmental issues, such as slopes or streams, that necessarily warrant the development flexibility enabled by the PR zone. The property is less than 2 acres in size, which is smaller than parcels typically considered for PR, given the site design characteristics ascribed to this zone.
2. The subject property is relatively narrow with a lot width that diminishes to approximately 85 ft in the middle. The area regulations for the PR zone include a standard periphery boundary of 35 ft, which is limiting for a lot with these dimensions. Given the requested density of 5 dwelling units per acre, this periphery boundary, even if reduced, could result in residential development of an intensity that is out of character with the surrounding single-family properties.
3. Staff recommends the RA (Low Density Residential) zone instead of PR, as it is more consistent with the dimensions of the subject property and the intent of the zone district.

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 PR zone permits a wide range of housing forms, whereas the RA zone emphasizes single family dwellings, with duplexes being permitted through the use on review process. Considering that dominant land uses along this section of E. Emory Road are rural residential, single family residential and agricultural, the RA zone district is a more appropriate consideration that would reduce potential adverse impacts on the residential character of the area.

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 RA zone district is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use classification, as well as the Growth Policy Plan's Planned Growth area standards.
2. The RA zone at this location is not in conflict with the General Plan, or any other adopted plans.

Action: Approved **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan, the dimensions of the parcel, and surrounding development.

Date of Approval: 3/9/2023 **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: 4/24/2023 **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:**