

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 3-F-19-RZ  
**Application Filed:** 1/28/2019  
**Applicant:** THOMAS DRISKILL

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Southwest side of Corum Rd., Southeast of Billy Neal Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 73 112 **Jurisdiction:** County  
**Size of Tract:** 4.5 acres  
**Accessibility:** Access is via Corum Rd., a local street with 16-18' of pavement within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** Tiny house subdivision **Density:** 5 du/ac  
**Sector Plan:** East County **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses under the A (Agricultural) zone.

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

**Street:** 609 Corum 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:**

## 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:** Mike Reynolds

**Staff Recomm. (Abbr.):** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre. (Applicant requested PR up to 5 dwelling units per acre)

**Staff Recomm. (Full):** Staff recommends PR (Planned Residential) zoning up to 3 dwelling units per acre, consistent with the LDR (Low Density Residential) designation on the East County Sector Plan.

**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 property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the recommended (3 du/ac) and requested (5 du/ac) density.
2. The recommended zoning (PR up to 3 du/ac) is more intense than the nearby uses along Corum Rd., which are primarily agricultural or rural residential lot sizes. The area has a more rural character and the recommended density of 3 du/ac is the maximum that can be considered under certain conditions in the Rural Area of the Growth Policy Plan, including availability of public water and sewer, and roads that are adequate to handle the proposed traffic. Public sewer is not located on Corum Rd. and will most likely need to be extended to the site to build at 3 du/ac. If septic is utilized on the site, the Knox County Health Department will determine the maximum number of units that can be accommodated, which is typically closer to 2 du/ac depending on the type of soils on the property.
3. The site is appropriate to be developed under PR zoning which requires use on review approval of a development plan by the Planning Commission prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the Planning Commission meeting.

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

1. The PR zoning 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. A planned development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the use on review process.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning up to 3 du/ac will have minimal impact on overall development in the area, allowing 11 dwelling units that could be considered. There is a pond on the site that is approximately .68 acres which must be removed from the total land area when calculating the total number of dwelling units allowed.
2. The site has some isolated slope constraints in the middle of the property, near the pond. See the attached slope map.
3. Access to the site from Corum Rd. may have challenges because of the sharp curves in the road in both directions. In addition, according to the parcel map, the property does not have 50' of road frontage which will make creating a public road difficult. A private right-of-way or driveway system may

be feasible and will be considered when a development plan is submitted for Planning Commission approval.

4. Extension of sanitary sewer may be required to make development of the property feasible at 3 du/ac. This will be reviewed when a development plan has been submitted for the site.

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 East County Sector Plan proposes low density residential uses for this property, consistent with the recommended PR zoning at up to 3 du/ac and the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request does not appear to violate policies of any other adopted plans.

**Action:** Approved **Meeting Date:** 4/11/2019

**Details of Action:**

**Summary of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre.

**Date of Approval:** 4/11/2019 **Date of Denial:** **Postponements:** 3/15/2019

**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/28/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**