

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-F-23-RZ **Related File Number:** 3-B-23-SP
Application Filed: 1/23/2023 **Date of Revision:**
Applicant: CASCADE FALLS, LLC

PROPERTY INFORMATION

General Location: South side of Old Middlebrook Pk, west of N Gallaher View Rd
Other Parcel Info.:
Tax ID Number: 105 M E 036,037 **Jurisdiction:** County
Size of Tract: 5.4 acres
Accessibility: Access is off of Old Middlebrook Pike, a local road with a 20-ft pavement width inside a right-of-way that varies in width from approximately 52 to 55 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property sits just south of Middlebrook Pike, which has a mix of uses along its length. An apartment complex abuts this property to the east, and a single-family development abuts this property to the west. There are two commercially zoned properties to the north where Old Middlebrook Pike meets N. Gallaher View Road.

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

Street: 8436 Old Middlebrook Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

west of that and directly across the street to the north from the subject property are vacant land zoned commercial.

2. The proposed rezoning meets the overall intent of the Growth Plan's Planned Growth Area, which is described as "encouraging reasonably compact pattern of development" and "offering a range of housing choices" (p. 7).

3. The General Plan allows densities from 6-12 du/ac in the Planned Growth Areas along collector and arterial roads.

Action: Approved

Meeting Date: 3/9/2023

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 12 du/ac because it is consistent with surrounding zoning and the property's current zone allows the same density.

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Withdrawn prior to publication?: **Action Appealed?:**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: