

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-I-19-RZ **Related File Number:** 3-C-19-SP
Application Filed: 2/4/2019 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: North side N Campbell Station Rd., west of Loggerhead Ln.
Other Parcel Info.:
Tax ID Number: 130 94.05 **Jurisdiction:** County
Size of Tract: 11.9 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture / Forestry / Vacant
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Agriculture
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 1034 N. Campbell Station 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: None noted.
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agriculture)
Requested Plan Category: LDR (Low Density Residential)

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.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 4 du/ac zoning.

Staff Recomm. (Full):

Staff recommends approval of requested PR zoning up to 4 du/ac, which is compatible with the requested plan amendment to LDR (Low Density Residential) land use designation for this property. The adjacent properties to the east and west are zoned PR and range from less than 3 du/ac to less than 4.1 du/ac, and this is an extension of the PR zoning at a similar density, up to 4 du/acre. Staff recommends approval, subject to one condition:

1) Primary access to the subdivision to be off of Gecko Drive from the adjoining subdivision to the east.

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 Urban Growth Boundary for the Town of Farragut on the Growth Policy Plan.
- 2. The Northwest County Sector continues to be the fastest growing part of Knox County.

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

- 1. The proposed amendment to 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 unit 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 ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. PR zoning is compatible with the proposed LDR sector plan designation and any impacts will be addressed during the the use on review process.

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 amendment for the Northwest County Sector Plan to LDR (Low Density Residential) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

Action:

Approved

Meeting Date: 3/14/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 4 du/ac zoning.

Date of Approval:

3/14/2019

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: 4/22/2019

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: