

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-M-23-RZ  
Application Filed: 1/24/2023  
Applicant: TRAVIS YATES

Related File Number: 3-A-23-SP  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** South side of W Governor John Sevier Hwy, east of South Point Rd, west of Mountain Grove Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 137 254.03 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 11 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential, Agriculture/Forestry/Vacant Land, Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** up to 7 du/ac  
**Sector Plan:** South County **Sector Plan Designation:** LDR (Low Density Residential), GC (General Com  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 400 W GOVERNOR JOHN SEVIER HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** CB(k) (Business and Manufacturing), PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), GC (General Commercial), HP (Hillside Protection)  
**Requested Plan Category:** MDR (Medium 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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 7 du/ac because it is consistent with the surrounding area subject to 3 conditions:

Staff Recomm. (Full):

- 1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
- 2) No clearing or grading of the site shall be permitted until a Concept Plan is approved by the Planning Commission.
- 3) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the PR and A zoned parcels of the property.

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 COUNTY GENERALLY:

- 1. As mentioned previously, the parcel to the west was rezoned in 2022 to the PR zone with 18 du/ac.
- 2. The requested PR (Planned Residential) zoning is a minor extension of PR from the east and west sides of property, with higher density on the property to the west than what is being requested.

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

- 1. The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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 will require Planning Commission review of site plans prior to any development of the property. During this review, specific issues related to traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
- 2. Any residential development that generates 750 daily trips may be required to submit a transportation impact study with the subsequent use on review application.
- 3. This section of Governor John Sevier Highway (State Route 168) is designated a Scenic Highway by the State of Tennessee and new buildings within 1,000-ft of Tennessee Scenic Highways have a building height limitation of 35' above the level of the highway (TCA § 54- 27-114).

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 South County Sector Plan to MDR (Medium Density Residential) makes the proposed rezoning consistent with the the General Plan and all other adopted plans.

Action:

Approved with Conditions

Meeting Date: 3/9/2023

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 7 du/ac because it is consistent with the surrounding area subject to 3 conditions:

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: