# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 4-A-20-RZ Related File Number:

**Application Filed: 2/11/2020 Date of Revision:** 

Applicant: WILLIAM WILSON

#### PROPERTY INFORMATION

**General Location:** West side of Dry Gap Pk., southwest of Nature Ln.

Other Parcel Info.: Request also includes 5903 Nature Ln. (057MA01702) & 5923 Nature Ln. (057MA014)

Tax ID Number: 57 M A 017, 01702, AND 014 Jurisdiction: County

Size of Tract: 8.5 acres

Accessibility: Primary access would most likely be off of Dry Gap Pike or Nature Lane on the southern edge of the

site. Dry Gap Pike is a local road in the City of Knoxville with a pavement width of approximately 21 ft. and a right-of-way that ranges in width from 84 to 115 ft. Nature Lane is a local road in Knox County

with a pavement width of 14 ft. and a right-of-way width of 50 ft.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Agricultural/forestry/vacant, single family residential, and rural residential

**Surrounding Land Use:** 

Proposed Use: Density: up to 5 du/ac

Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area

**Neighborhood Context:** Dry Gap Pike has a rural residential feel despite an apartment complex just to the southwest of this

property and small apartment buildings across Dry Gap Pike. Lots in the nearby vicinity range in size from 0.35 acres to 1.04 acres. Uses are a mix of single family residential and multifamily residential.

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

**Street:** 401 Dry Gap Pk., 5903 & 5923 Nature Ln.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and CB (Business & Manufacturing)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: N/A

Extension of Zone: No

**History of Zoning:** None noted for this property.

## PLAN INFORMATION (where applicable)

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**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: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning at 5 du/ac because it is consistent with the North City

Sector Plan's LDR (Low Density Residential) designation.

Staff Recomm. (Full):

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. There is an increased need for small-scale housing in Knox County. The proposed rezoning will create an increased opportunity for a greater number of dwelling units that could help meet this demand.

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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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. Built at allowed maximum density, the development could hold up to 42 dwelling units.
- 2. 42 dwelling units would generate approximately 468 trips per day, which not would result in the need for a traffic impact analysis.
- 3. The Hillside and Ridgetop Protection (HP) slope analysis recommends a density of 4.87 du/ac, resulting in 41 dwelling units.
- 4. No adverse effects are expected, directly nor indirectly. The land comprising the proposed rezoning is bordered by the railroad right-of-way on the south and small apartment buildings to the east. The only single-family development is to the north and east, most of which are smaller lot sizes comparable to what is expected of this development should the rezoning be approved.

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 current sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.
- 2. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.

Action: Approved Meeting Date: 4/9/2020

**Details of Action:** 

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Summary of Action: Approve PR (Planned Residential) zoning at 5 du/ac because it is consistent with the North City

Sector Plan's LDR (Low Density Residential) designation.

Date of Approval: 4/9/2020 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: 5/26/2020 Date of Legislative Action, Second Reading

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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