

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-B-21-RZ **Related File Number:**
Application Filed: 2/18/2021 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Old Clinton Pike at Paddock Lane
Other Parcel Info.:
Tax ID Number: 67 191 **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility: Access is via Old Clinton Pike, a two lane minor collector road with 20ft of pavement and 50ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR / HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located on the south side of Old Clinton Pike in an area with a mix of single family residential and office uses in the PR, A, and CB zones.

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

Street: 7125 Old Clinton 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: Yes, PR is adjacent to the south.
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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) up to 5 du/ac (dwelling unit per acre) because it is consistent with the surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCE (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 housing. The proposed rezoning would create an opportunity to meet this need.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones.

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. This property is located in the Planned Growth Area of the Growth Policy Plan and this rezoning would continue the trend of PR zoning in the area.

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 Northwest County Sector Plan's land use designation of LDR (Low Density Residential) permits consideration of densities up to 5 du/ac in the Planned Growth Area.
2. This property is within the Planned Growth Area of the Growth Policy Plan and appears to be serviced by both water and wastewater.

Action: Approved**Meeting Date:** 4/8/2021**Details of Action:**

Summary of Action: Approve PR (Planned Residential) up to 5 du/ac (dwelling unit per acre) because it is consistent with the surrounding development.

Date of Approval: 4/8/2021**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:** 8/23/2021**Date of Legislative Action, Second Reading:****Ordinance Number:****Other Ordinance Number References:****Disposition of Case:** Withdrawn**Disposition of Case, Second Reading:**

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: