

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-D-19-RZ **Related File Number:**
Application Filed: 2/19/2019 **Date of Revision:**
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: East side Wallace Road at Meadowood Lane, south of Nubbin Ridge Road
Other Parcel Info.:
Tax ID Number: 133 K F 030 **Jurisdiction:** County
Size of Tract: 4.58 acres
Accessibility: Access is via Wallace Road, a minor collector, with a pavement width of 19' within a right-of-way width of 43' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 4 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area is primarily a mix of single-family residential neighborhoods.

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

Street: 1112 Wallace Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Extension of PR to the west
History of Zoning: None noted.

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.):

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

Staff Recomm. (Full):

Staff recommends approval of the extension of the PR (Planned Residential) zone district up to 4 du/ac, which is in line with the LDR (Low Density Residential) land use plan designation for the area.

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 within the Urban Growth Area of the Growth Policy Plan.
- 2. The West City Sector Plan allows consideration of PR zoning up to 4 du/ac within LDR designated areas.

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

- 1. The proposed amendment to PR zoning provides for 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 AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. PR zoning up to 4 du/ac is compatible with the existing LDR designation and is an extension of the adjacent PR zoning to the east
- 2. Aligning access onto Wallace Road with Meadowood Lane will be requested during 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 request for PR (Planned Residential) zoning up to 4 du/ac is consistent with and not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 4/11/2019

Details of Action:

Summary of Action:

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

Date of Approval:

4/11/2019

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: 5/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: