

# CASE SUMMARY

APPLICATION TYPE: REZONING

## EAST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 4-E-21-RZ                      **Related File Number:** 4-A-21-SP  
**Application Filed:** 2/19/2021              **Date of Revision:** 3/23/2021  
**Applicant:** URBAN ENGINEERING

### PROPERTY INFORMATION

**General Location:** Pine Grove Road at Ratliff Lane, west of Union School Road  
**Other Parcel Info.:**  
**Tax ID Number:** 84 035                      **Jurisdiction:** County  
**Size of Tract:** 6.9 acres  
**Accessibility:** Access is via Pine Grove Rd a two lane minor collector street with 15ft of pavement within 40ft of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** AgFoVac (Agriculture/Forestry/Vacant land)  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** 5 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** The subject property is located in a low density neighborhood. Surrounding development includes a mix of agriculture, single detached housing on large lots, and planned residential uses in the A and RN-1 zones.

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

**Street:** 0 Pine Grove 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:**  
**Extension of Zone:** No  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

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: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) up to 5 du/ac because it is consistent with the Growth Policy Plan and the sector plan.

Staff Recomm. (Full):

Comments: This area is within the Urban Growth Boundary for the City of Knoxville in the Growth Policy Plan, it is also within 1/3 of a mile of the commercial node along Strawberry Plains Pike, near the interchange with I-40.

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. Recent rezonings to expand the commercial, industrial and medium density residential areas surrounding the Strawberry Plains Pike / I-40 interchange have occurred in the last 5 years.
2. There is an increased need for housing. The proposed rezoning will create an opportunity to provide more housing.

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

1. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission during 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. Additional opportunity for residential development of this parcel at PR up to 5 du/ac is comparable to the nearby City of Knoxville Zone District RN-1 (Single-Family Residential Neighborhood) which permits minimum lot sizes of 10,000 square feet. PR (Planned Residential) up to 5 du/ac could result in lot sizes as small as approximately 8,700 square feet.
2. This area is likely served by water and wastewater service as part of the KUB service area, especially given the proximity to the RN-1 zoned neighborhood, as well as the nearby commercial node.
3. If rezoned with the requested density, the development could accommodate up to 35 dwelling units, which would not require a traffic impact analysis to be completed.

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 East County sector plan designation of LDR (Low Density Residential) support PR zoning up to 5 du/ac in the Urban Growth Area and the Planned Growth Area of the Growth Policy Plan.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) up to 5 du/ac because it is consistent with the Growth Policy Plan and the sector plan.

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:** 5/24/2021

**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:**