# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 4-E-23-RZ Related File Number:

Application Filed: 1/26/2023 Date of Revision:

Applicant: MARTA & TIPTON MEDLYN

## **PROPERTY INFORMATION**

**General Location:** South side of George Williams Rd, east of Fox Rd and I-140

Other Parcel Info.:

Tax ID Number: 144 007.15, 007.14 Jurisdiction: County

Size of Tract: 2.19 acres

Access is via George Williams Rd, a major collector with a pavement width of 26-ft within a right-of-way

width of 220-165-ft.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

**Surrounding Land Use:** 

Proposed Use: Density: up to 2 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is primarily large lot single family residential wihtin subdivisions between Agricultural and

forested tracts.

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

Street: 9900 GEORGE WILLIAMS RD

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: RA (Low Density Residential), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning: PR (Planned Residential)

**Previous Requests:** 

**Extension of Zone:** Yes, extension of PR from the north and east.

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

**Requested Plan Category:** 

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## 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 with up to 2 du/ac because it is consistent with the sector

plan and surrounding development.

Staff Recomm. (Full):

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. This area has been transitioning from A (Agricultural) zoning to PR (Planned Residential) zoning since the late 1990s. The property to the east was rezoned from A to PR up to 2.5 du/ac in 2006, while the property to the west was rezoned from A (Agricultural) to PR (Planned Residential) with up to 3 du/ac in 1999.

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. The proposed PR (Planned Residential) zoning with up to 2 du/ac would serve as a minor extension of the PR zone to east of the subject property.
- 2. The proposed amendment is not expected to adversely impact the surrounding area because the adjacent area consists of low-density residential uses.

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 proposed PR zone of 2 du/ac is consistent with the Southwest County Sector Plan's LDR (Low Density Residential) land use designation and Planned Growth Area of the Growth Policy Plan.

2. The proposed zone change is not in conflict with any other adopted plans.

Action: Approved Meeting Date: 4/13/2023

**Details of Action:** 

Summary of Action: Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the sector

plan and surrounding development.

Date of Approval: 4/13/2023 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: 5/22/2023 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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