

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-F-19-RZ **Related File Number:**
Application Filed: 2/22/2019 **Date of Revision:**
Applicant: GREG FRANKLIN /JOHN SEVIER JOINT VENTURE

PROPERTY INFORMATION

General Location: South side of East Governor John Sevier Highway, east of Konda Drive, west of Arthur Harmon Road
Other Parcel Info.:
Tax ID Number: 124 20002, 20003 **Jurisdiction:** County
Size of Tract: 5.55 acres
Accessibility: Access is via E. Governor John Sevier Highway, a major arterial, with a pavement width of 45', and a right-of-way width of 123' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single family homes **Density:** 5 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is primarily comprised of single family residential neighborhoods.

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

Street: 0 E. Governor John Sevier Hwy
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: Extension of existing PR (up to 5 du/ac) to the north.
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.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 5 du/ac zoning, subject to three conditions.

Staff Recomm. (Full):

1. No clearing/grading of the site shall occur prior to use on review/concept plan approval by Knoxville-Knox County Planning.
2. No access to John Sevier Highway, access only to Konda Drive, meeting all applicable requirements.
3. Provide a 20' foot landscape screen along the Governor John Sevier Highway frontage and a 35' foot landscape screen along the southern property line utilizing existing trees and vegetation and/or install new landscaping so as to be consistent with the recommendations of the "Type A" landscape screening design guidelines (See Exhibit A).

Staff recommends approval of the PR (Planned Residential) up to 5 du/ac, which is in line with the LDR (Low Density Residential), land use plan designation for the area, subject to above referenced conditions.

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 Planned Growth Area of the Growth Policy Plan.
2. The South County Sector Plan allows consideration of PR up to 5 du/ac within the LDR (Low Density Residential) land use designation.

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 5 du/acre is compatible with the existing LDR designation for 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 request for PR (Planned Residential) zoning up to 5 du/ac is consistent with and not in conflict with any other adopted plans.

Action:

Approved as Modified

Meeting Date: 4/11/2019

Details of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 3 du/ac zoning, subject to three conditions.

Summary of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 3 du/ac zoning, subject to three conditions.

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:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other": applicant did not show up 2 meetings in a row.
Commission withdrew.

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: