

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-H-20-RZ      **Related File Number:**  
**Application Filed:** 2/26/2020      **Date of Revision:**  
**Applicant:** GRANT MCMAHAN / MCCAMY CONSTRUCTION

## **PROPERTY INFORMATION**

**General Location:** West side of Polkwright Ln., north of Batson Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 134 G A 022 & 02201      **Jurisdiction:** County  
**Size of Tract:** 1.5 acres  
**Accessibility:** Polkwright Lane is a local road with a 16-ft. pavement width and a 50-ft. right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:** 2 du/ac  
**Sector Plan:** Southwest County      **Sector Plan Designation:** RR (Rural Residential)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This area is predominantly single family residential use. Lot sizes vary and range from 0.3 to 3.7 acres.

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

**Street:** 1629 & 0 Polkwright Ln.  
**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:** Yes, PR (Planned Residential) zoning is adjacent to the southwest  
**History of Zoning:** None noted for this property

## **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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning at 2 du/ac, because it is consistent with the Southwest County Sector Plan's RR (Rural Residential) designation.

Staff Recomm. (Full):

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. There is an increased need for small-scale housing in Knox County. The proposed rezoning will create an increased opportunity for a greater number of dwelling units that could help meet this demand.

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

1. The proposed amendment to PR zoning is intended to provide 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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by 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. Built at allowed maximum density of 2 du/ac, the development could hold up to 3 dwelling units.  
2. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.  
3. The property contains land in the HP (Hillside and Ridgetop Protection) area. The slope analysis supports 1.75 du/ac.

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 Southwest County sector plan's Rural Residential designation supports PR zoning with up to 2 du/ac in the Rural Area of the Growth Plan.

Action:

Approved

Meeting Date: 4/9/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning at 2 du/ac, because it is consistent with the Southwest County Sector Plan's RR (Rural Residential) designation.

Date of Approval:

4/9/2020

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:** 5/26/2020

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**