

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-H-22-RZ **Related File Number:** 4-B-22-SP
Application Filed: 2/22/2022 **Date of Revision:**
Applicant: KNOXVILLE EXCAVATING

PROPERTY INFORMATION

General Location: 1960' West of Maynardville Pike
Other Parcel Info.:
Tax ID Number: 48 04502 **Jurisdiction:** County
Size of Tract: 42.08 acres
Accessibility: Access is via Mynatt Road, a major collector street with a 20-ft pavement width within a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture, Forestry, Vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is adjacent to mobile home parks to the east and southeast. There is forested hillside to the north, and a mix of detached and multifamily residential subdivisions to the west and southwest. A large commercial node exists a mile to the northeast on Maynardville Pike.

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

Street: 3117 Mynatt Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: 12-B-08-RZ:

PLAN INFORMATION (where applicable)

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

Requested Plan Category: MDR (Medium Density Residential) & HP (Hillside Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve RB (General Residential) zoning for the portion of the property as shown in Exhibit C because it is a minor extension of the zoning classification.

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 CITY/COUNTY GENERALLY:

1) There are no substantial changing conditions in the area. However, the proposed RB zoning on the flatter of the subject property is consistent with the residential character of the area and would mitigate the housing shortage being experienced in the County generally.

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

- 1) The principal uses of land for the RB zone may range from houses to multi-dwelling structures or developments.
- 2) The RB zone would be consistent with adjacent and surrounding development, which includes mobile home parks and subdivisions of detached and multi-dwelling units.

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) Approximately 25 acres of the subject property is in the Hillside Protection (HP) Area. The proposed RB zone is recommended only for the remaining 16.8 acres of the property that have a slope of 15 percent or less. The portion of the property without steep slopes is already cleared, whereas the hillside portion is forested. Restricting development to the more level, unforested portion of the property will mitigate adverse environmental impacts to adjacent properties and the Beaver Creek watershed, which is classified as an impaired waterway. This area where development is recommended is shown in Exhibit C.
- 2) The proposed change to the RB zone is not expected to generate adverse impacts (when restricted to the non-HP portion) since much of the area is already developed with RB zoning.

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 zoning change to the portion of the parcel as shown in Exhibit C is in compliance with the recommended amendment to MDR in the North County Sector Plan and is in compliance with all other adopted plans.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve RB (General Residential) zoning for the portion of the property as shown in Exhibit C because it is a minor extension of the zoning classification.

Date of Approval: 4/14/2022

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: 5/23/2022

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: