CASE SUMMARY APPLICATION TYPE: REZONING File Number: 4-I-22-RZ **Related File Number:** 4-C-22-SP 2/24/2022 **Application Filed:** Date of Revision: **Applicant:** SOUTHERN HOMES & FARMS, LLC **PROPERTY INFORMATION** General Location: West side of Brakebill Road, southwest of Asheville Highway, north of Palmer Lane **Other Parcel Info.:** Tax ID Number: 72 D C 001.01 & 002 Jurisdiction: County Size of Tract: 4.22 acres Accessibility: GENERAL LAND USE INFORMATION **Existing Land Use:** Surrounding Land Use: **Proposed Use:** Density: 10 du/ac Sector Plan: Sector Plan Designation: LDR (Low Density Residential) East County **Growth Policy Plan:** Urban Growth Area **Neighborhood Context:** ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) Street: 317 & 319 Brakebill Rd. Location: **Proposed Street Name: Department-Utility Report:** Reason: ZONING INFORMATION (where applicable) **Current Zoning:** RA (Low Density Residential) & A (Agricultural) Former Zoning: **Requested Zoning:** PR (Planned Residential) **Previous Requests: Extension of Zone: 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.:

			SPASITION		
Planner In Charge:	PLANNING COMMISSION ACTION AND DISPOSITION Liz Albertson				
Staff Recomm. (Abbr.):	Approve PR (Planned Residential) zoning up to 5 du/ac because it allows for additional residential development within the LDR (Low Density Residential) land use classification.				
Staff Recomm. (Full):					
Comments:	PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWI CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):				
	CHANGED OR CH. CITY/COUNTY GEI 1) There are no sub	NERALLY: ostantial changing conditions in the area ential development, while remaining con	AND DISTRICTS AFFECTED, OR IN THE a. However, PR zoning up to 5 du/ac allows		
	 THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 1) The PR zone district shall be compatible with the surrounding or adjacent zones. The property to the north is built out at approximately 5.5 du/ac, while the subdivision to the south is built out at approximately 3 du/ac. The other surrounding parcels are primarily larger than 1 acre in size. 2) PR up to 5 du/ac is consistent with this area. 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 approximately 4 acre area, if rezoned to PR up to 5 du/ac, could accommodate up to 21 dwelling units per acre at a maximum. An additional 21 dwelling units in this area is not expected to create adverse effects. 			е	
	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 is in compliance with the LDR classification of the area, as well as all other adopted plans.				
Action:	Approved as Modifi	ed	Meeting Date: 4/14/2022		
Details of Action:	Approve PR (Planned Residential) zoning up to 7 du/ac.				
Summary of Action:	Approve PR (Planned Residential) zoning up to 7 du/ac.				
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	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: