CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-K-19-RZ Related File Number:

Application Filed: 2/25/2019 **Date of Revision:**

Applicant: SCOTT DAVIS

PROPERTY INFORMATION

General Location: West side of Goff Road, East side of Maryville Pike, South of Knob Creek

Other Parcel Info.:

Tax ID Number:135PART OF 02202Jurisdiction:County

Size of Tract: 6.1 acres

Access is via Maryville Pike, a minor arterial, with a pavement width of 28' to 30' feet within a right-of-

way of 65' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture

Surrounding Land Use:

Proposed Use: Density: 4 du/ac

Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area is comprised largely of larger lot, mostly forested lands, with some agricultural and rural

residential lots, as well as some smaller single-family residential. The back portion of the property was rezoned to PR up to 4 du/ac in 2003, while the front portion along Maryville Pike remained RB. The

property is within 1000' feet of the Urban Wilderness Trail network.

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

Street: 2315 Goff Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: 11-L-02-RZ

Extension of Zone: Extension of PR zoning on the property

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

5/29/2019 02:08 PM Page 1 of 3

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 4 du/ac zoning.

Staff Recomm. (Full): Staff recommends approval of requested PR zoning up to 4 du/ac, which is compatible with the LDR

(Low Density Residential) land use designation for this property.

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/COLINEY CENTERALLY.

CITY/COUNTY GENERALLY:

1. The property is located in the Planned Growth Area on the Growth Policy Plan.

2. The area is adjacent to an existing PR (Planned Residential) zone district approved for up to 4 du/ac.

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. 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 is compatible with the proposed LDR sector plan designation and any impacts will be addressed during the the use on review process.

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 is consistent and not in conflict with any adopted plans in Knox County.

Action: Approved Meeting Date: 4/11/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 4 du/ac zoning.

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:

5/29/2019 02:08 PM Page 2 of 3

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

5/29/2019 02:08 PM Page 3 of 3