

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-K-22-RZ **Related File Number:** 4-E-22-SP
Application Filed: 2/25/2022 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: East side of Walker Springs Road, southwest side of N. Gallaher View Road
Other Parcel Info.:
Tax ID Number: 119 L A 00119 **Jurisdiction:** County
Size of Tract: 18.15 acres
Accessibility: Access is via Walker Spring Road, a minor arterial street with a center turn lane and a 75-ft pavement width within a 112-ft right-of-way. Access is also via N. Gallaher View Road, a minor arterial street with a turn lane and a 67-ft width within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural, Forestry, Vacant
Surrounding Land Use:
Proposed Use: **Density:** 23 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** CC (Community Commercial) & SP (Stream Protec
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The area has multiple access points to nearby Interstate 40/ Interstate 75. The parcel is adjacent to a Walmart Supercenter and Sam's Club and neighbors several multifamily subdivisions. The Ten Mile Creek Greenway Trail runs through the subject property.

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

Street: 0 Walker Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) & F (Floodplain)
Former Zoning:
Requested Zoning: PR (Planned Residential) & F (Floodplain)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: CC (Community Commercial) & SP (Stream Protection)
Requested Plan Category: MDR (Medium Density Residential) & SP (Stream 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 PR (Planned Residential) and F (Floodway) zoning up to 23 du/ac because it is compatible with surrounding residential and commercial zoning.

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) The subject property's close proximity to mass transit, commercial retail, sidewalks and greenspace makes it an appropriate candidate for PR zoning up to 23 du/ac.

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

1) The PR zone provides optional methods of land development which encourage more imaginative solutions to environmental design problems, such as the floodway status on the subject property. PR would enable a concentration of residential development on the buildable area of the property.

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) PR will require Planning Commission use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

2) With other multifamily developments in the area, close access to mass transit and a commercial node directly to the south, the proposed PR zoning is not expected to have any adverse impact.

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 compatible with the recommended amendment to MDR in the Northwest 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 PR (Planned Residential) and F (Floodway) zoning up to 23 du/ac because it is compatible with surrounding residential and commercial zoning.

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: