

CASE SUMMARY

APPLICATION TYPE: REZONING



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

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Highway, southwest of Chapman Highway, southeast of intersection of Abner Cruze Road
Other Parcel Info.:
Tax ID Number: 137 164.01, 164.02 & 164.03 **Jurisdiction:** County
Size of Tract: 15.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:** up to 18 du/ac
Sector Plan: South County **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 W. Governor John Sevier Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 18 du/ac because it is adjacent to a large commercial node served by transit subject to the following 4 conditions:

Staff Recomm. (Full):

- 1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
- 2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.
- 3) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the RA and A zoned parcels on the south side of the property.
- 4) Provide a pedestrian connection to the large adjacent commercial node to the east that is served by transit.

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 is adjacent to a large commercial node that is served by transit, making development of medium density residential more feasible at this location.

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 scenic highway status of Governor John Sevier Highway. PR would enable a review of the proposed design and permit an opportunity to review a development plan that protects the 50-ft tree buffer, the vegetated buffer adjacent to residential uses, and ensure a pedestrian connection to the adjacent commercial node.

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 the existing adjacent large commercial node that is served by transit the multi-family development and with the noted conditions, this proposed rezoning is not expected to have direct or indirect adverse effects.

3) Any residential development that generates 750 daily trips may be required to submit a transportation impact study with the subsequent use on review application. However, some trips generated with a development at this location may be handled by access to transit.

4) This section of Governor John Sevier Highway (State Route 168) is designated a Scenic Highway by the State of Tennessee and new buildings within 1,000-ft of Tennessee Scenic Highways have a building height limitation of 35' above the level of the highway (TCA § 54-27-114).

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 South

County Sector Plan and is in compliance with all other adopted plans.

Action: Approved with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 18 du/ac because it is adjacent to a large commercial node served by transit subject to the following 4 conditions.

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: