

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 4-M-19-RZ                      Related File Number: 4-E-19-SP  
Application Filed: 2/25/2019              Date of Revision:  
Applicant: VENTURE LAND HOLDINGS, LLC

### PROPERTY INFORMATION

General Location: North side Buttermilk Road, West of Graybeal Road  
Other Parcel Info.:  
Tax ID Number: 129 07701, 07702                      Jurisdiction: County  
Size of Tract: 31.8 acres  
Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture  
Surrounding Land Use:  
Proposed Use: Residential                      Density: 3 du/ac  
Sector Plan: Northwest County              Sector Plan Designation: A (Agriculture)  
Growth Policy Plan: Rural Area  
Neighborhood Context:

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

Street: 0 Buttermilk Rd  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: AG/RR (Agricultural/Rural Residential)  
Requested Plan Category: LDR (Low 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.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 2.1 dwelling units per acre, subject to one condition.

Staff Recomm. (Full):

Staff recommends approval of requested PR zoning up to 2.1 du/ac, which is compatible with the requested plan amendment to LDR (Low Density Residential) land use designation for this property and the steep slope constraints of the site. Although in the Rural Area, the property is adjacent to the Planned Growth Area of the Growth Policy Plan. (Applicant requested 3). Staff recommends approval, subject to one condition:

1) No clearing/grading of the site shall occur prior to use on review/concept plan approval by Knoxville-Knox County Planning.

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/COUNTY GENERALLY:

1. The property is located in the Rural Area, but adjacent to the Planned Growth Area on the Growth Policy Plan.

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 recommended amendment for the Northwest County Sector Plan to LDR (Low Density Residential) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

Action:

Approved as Modified

Meeting Date: 4/11/2019

Details of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre, subject to one condition.

Summary of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre, subject to one condition.

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:** 6/24/2019

**Ordinance Number:**

**Disposition of Case:** Approved with Conditions

**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:**