

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-M-22-RZ **Related File Number:** 4-G-22-SP
Application Filed: 2/24/2022 **Date of Revision:**
Applicant: I-75 LAND PARTNERS, LLC

PROPERTY INFORMATION

General Location: 535' +- to intersection of Karnes Drive
Other Parcel Info.:
Tax ID Number: 12 209 **Jurisdiction:** County
Size of Tract: 108 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection) & SP (St
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 7921 & 7923 Thompson School 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 (Agriculture), HP (Hillside Protection) & SP (Stream Protection)
Requested Plan Category: LDR (Low Density Residential), HP (Hillside Protection) & 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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 2 du/ac because it consistent with the surrounding development.

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 is served by the new Gibbs schools in this area as well as the utility extensions that have occurred in this general area to serve the adjacent newer residential properties.
- 2) Road improvements have occurred in Gibbs in the last decade including the ongoing improvements and realignment at Thompson School Road / Fairview Road and E Emory Road intersection.

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 steep sloped forested areas, which dominate the northern portion 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) Any residential development that generates 750 daily trips may be required to submit a transportation impact study with the subsequent use on review application.
- 3) The revised TIL (Transportation Impact Letter) submitted by Fulgham MacIndoe & Associates on March 21, 2022 noted the following concerns based on a possible maximum build out of 3.2 du/ac or 300 single family lots:
 - a) Karnes Drive, which currently provides a shorter trip to the Gibbs School complex, does not meet the minimum recommended pavement width for a local road and low volume street, which is 18 feet per AASHTO's A Policy on Geometric Design of Highways and Street. It currently varies between 15.5-ft and 16-ft.
 - b) A boulevard entrance or a roadway connection to the nearby subdivision at Bill Keaton Drive should be considered to provide alternate means of access.

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

Action:

Approved as Modified

Meeting Date: 4/14/2022

Details of Action:

Approve PR (Planned Residential) zoning up to 2.9 du/ac.

Summary of Action:

Approve PR (Planned Residential) zoning up to 2.9 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: 6/27/2022

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: