

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-N-22-RZ **Related File Number:**
Application Filed: 2/28/2022 **Date of Revision:**
Applicant: CAFÉ INTERNATIONAL, LLC

PROPERTY INFORMATION

General Location: North side of Rifle Range Drive, due east of Luger Road
Other Parcel Info.:
Tax ID Number: 48 070 **Jurisdiction:** County
Size of Tract: 6.52 acres
Accessibility: Access is via Rifle Range Dr a minor arterial road with 20-ft. of pavement width within a right-of-way width of 48-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of a mix of rural and un-developed land and residential development including single family dwellings, multifamily dwellings, and manufactured homes.

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

Street: 3009 Rifle Range 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: Yes, PR zoning is located to the west
History of Zoning: Rezone from A to RB was denied (1-G-94-RZ)

PLAN INFORMATION (where applicable)

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: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.

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. There are no substantial changes in conditions that would warrant a rezoning. However, in the 1980's this part of the county transitioned into a residential area at low densities. This proposed rezoning to PR up to 5 du/ac is compatible with the trend of development in this area.

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

1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of the development plans.

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. This property is located near several properties with a mix of residential uses including manufactured homes, single family dwellings, and multifamily.
2. If the requested density of 5 du/ac is approved, the development could yield up to approximately 32 dwellings. These are preliminary calculations and do not take into consideration road infrastructure or stormwater facilities.
3. This property has flat topography and no known environmental constraints. It is not anticipated that rezoning the subject property to PR at 5 du/ac will cause any adverse effects.

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 North County Sector Plan's LDR designation supports up to 5 du/ac in the County's Planned Growth Area and is compatible with the context of this property.
2. The proposed amendment is not in conflict with any other adopted plan.

Action: Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.

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: