

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-S-22-RZ **Related File Number:** 4-L-22-SP
Application Filed: 2/28/2022 **Date of Revision:**
Applicant: TERRY E. ROMANS

PROPERTY INFORMATION

General Location: East side of E. Governor John Sevier Highway, south of French Road
Other Parcel Info.:
Tax ID Number: 111 5602 **Jurisdiction:** County
Size of Tract: 2.91 acres
Accessibility: Access is via E. Governor John Sevier Highway, a major arterial with a 43-ft pavement width within a 112-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/ Forested/ Vacant
Surrounding Land Use:
Proposed Use: **Density:** 3 du/ac
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is predominantly agricultural or forested with sparse single family detached dwelling units.

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

Street: 1826 E. Governor John Sevier Hwy.
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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
Requested Plan Category: RR (Rural 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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with development trends in the area, subject to 3 conditions:

Staff Recomm. (Full):

1) Preserve a 50-ft depth buffer yard for tree and vegetation planting 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) A planting plan for the 50-ft buffer yard along the frontage of Governor John Sevier Highway is required to be submitted as part of the Concept Plan and/or Use on Review.

3) 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.

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 proposed rezoning is consistent with utility expansion and residential rezonings in the area occurring since the early 2000s.

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

1) The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

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) There is a TVA transmission line easement and guy wire easement present on the subject property. The PR zone would enable flexibility regarding development concentration to accommodate these constraints on the buildable area of the parcel.

3) With consideration for surrounding residential character and intensity of land use, as well as the electrical easement constraints described, a density no greater than 2 du/ac is recommended over the requested 3 du/ac.

3) PR zoning requires 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, compatibility with neighborhood character and other development concerns can be addressed.

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 in compliance with the recommended amendment to RR in the South County Sector Plan and in compliance with all other adopted plans.

Action:

Approved as Modified

Meeting Date: 4/14/2022

Details of Action:

Approve PR (Planned Residential) zoning at 3 du/ac, subject to 3 conditions.

Summary of Action:

Approve PR (Planned Residential) zoning at 3 du/ac, subject to 3 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 as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR up to 2 du/ac with 3 conditions

Date of Legislative Appeal:

Effective Date of Ordinance: