

CASE SUMMARY

APPLICATION TYPE: REZONING



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

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy., east of South Point Rd.
Other Parcel Info.:
Tax ID Number: 137 151 **Jurisdiction:** County
Size of Tract: 4.84 acres
Accessibility: Access is via W. Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 150-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is in an area that is predominantly agricultural or forested with some single family detached dwelling units. There is a commercial node approximately 0.7 miles to the north-east.

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: A (Agricultural) & RB (General Residential)
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:
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, subject to 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) A landscape plan for the 50-ft buffer yard along the frontage of 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.
- 4) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the A zoned parcel on the south side of the property.

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. In 2008, road improvements were completed on the W. Governor John Sevier Hwy. These include widening, and the addition of a center turn lane. In addition, during the 1980's some residential development occurred at low densities and a commercial node was developed approximately 0.7 miles north-east at the intersection of W. Governor John Sevier Hwy and Chapman Hwy.

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 area of the County is comprised of a mix of zoning including A, RA, RB, PR, and some CB. The addition of more PR zoning up to 5 du/ac is compatible with the trend of development.
2. If the requested density of 5 du/ac is approved, the development could yield up to approximately 24 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 South County Sector Plan's LDR designation supports up to 5 du/ac in the County's Planned Growth Area.
2. The proposed amendment is not in conflict with any other adopted plan.

Action: Approved with Conditions

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, subject to 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: 8/22/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve PR (Planned Residential) up to 2 du/ac subject to 4 conditions

Date of Legislative Appeal:

Effective Date of Ordinance: