

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-V-25-RZ **Related File Number:**
Application Filed: 2/25/2025 **Date of Revision:**
Applicant: 1222 DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: South side of Millertown Pike, east of Presnell Rd
Other Parcel Info.:
Tax ID Number: 50 204 **Jurisdiction:** County
Size of Tract: 10.46 acres
Accessibility: Access is via Millertown Pike, a minor arterial street with 20 ft of pavement width within a right-of-way width that varies from 54 ft to 75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 7.5 du/ac
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area consists of single-family dwellings with a mix of lot sizes ranging from less than 1 acre to over 14 acres fronting Millertown Pike. The immediate area predominantly consists of large lot, single-family homes and undeveloped land. Rutledge Pike is nearby to the south.

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

Street: 7324 MILLERTOWN PIKE
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, it is not an extension, but PR with up to 4 du/ac abuts this property to the east.
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and change of conditions.

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 large distribution center that was recently constructed at the I-640 interchange with Millertown Pike and Washington Pike is approximately 3 miles away and is now a major employment center.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. There is a blue line stream on the property, which makes the PR zone an appropriate zone to consider since it allows the clustering of lots.

2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone and are consistent with surrounding development.

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. While the properties in the immediate area are zoned A, many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted. There are also several lots in the area that are 0.25 acres. The RB zone that's about a mile away to the west is built out with lot sizes ranging from around 14,000 sq ft to just over an acre. While the RB zone allows much greater density, the actual build out of the RB-zoned area is more in line with the recommended density than the requested.

2. This 10.46-acre lot with the requested density of up to 7.5 du/ac would allow 78 dwelling units and would require a traffic study, while the recommended 4 du/ac would allow 41 units and would be in line with the recently rezoned properties to the east.

3. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 property is within the SR (Suburban Residential) place type. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The recommended PR up to 4 du/ac zoning is compatible with the PR up to 4 du/ac zoning of the adjoining site to the east.

2. Areas in the SR place type are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The PR zone allows various forms of housing types.

3. The recommended rezoning is consistent with Knox County Comprehensive Plan Implementation Policy 2, to ensure that development is sensitive to existing community character. The requested density would be an outlier in this area. PR up to 4 du/ac is consistent with the rezonings to the east and the A zoned lots sizes to the west.
4. The rezoning is aligned with the property's location in the Urban Growth Area of the Growth Policy plan.

Action: Approved

Meeting Date: 4/10/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and change of conditions.

Date of Approval: 4/10/2025

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: 5/12/2025

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: