

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-Y-22-RZ

Related File Number:

Application Filed: 3/1/2022

Date of Revision:

Applicant: TARYN SMITH

PROPERTY INFORMATION

General Location: West side of Crosslane Road, northwest of Ball Camp Byington Road

Other Parcel Info.:

Tax ID Number: 90 13701

Jurisdiction: County

Size of Tract: 1 acre

Accessibility: Access is via Crosslane Road, a minor collector road with a 22-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single-Family Residential)

Surrounding Land Use:

Proposed Use: **Density:** 5 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is in an area comprised of residential subdivisions ranging from apartment communities to single-family detached neighborhoods along with parcels of agricultural and forested properties. Approximately a quarter-mile north and west are concentrations of industrial properties.

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

Street: 2521 Crosslane 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

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve for 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) The proposed change to PR zoning at 5 du/ac is consistent with residential rezonings occurring in the area since the 1990s.

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. Development shall be compatible with the surrounding or adjacent zones.

2) Staff maintains that PR is an appropriate zoning for the subject property and is compatible with adjacent zones.

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 zoning will require use on review development plan approval by the Planning Commission prior to construction. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

2) Based on the 1-acre calculated size of the property, the proposed PR zoning at a density of up to 5 du/ac would allow for a maximum of 5 dwelling units on the proposed site. This density is compatible with adjacent density to the east and the south. This maximum density does not take into consideration roads, utilities or other site constraints that would be identified during concept plan review.

3) Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

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) PR zoning is compatible with the existing MDR (Medium Density Residential) land use classification in the Northwest County Sector Plan and is compatible with all other adopted plans.

Action:

Approved

Meeting Date: 4/14/2022

Details of Action:

Summary of Action:

Approve for 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: