

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-D-19-RZ **Related File Number:**
Application Filed: 3/25/2019 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION

PROPERTY INFORMATION

General Location: South side of east Beaver Creek Drive, Southwest of Dry Gap Pike at Calla Crossing Lane
Other Parcel Info.:
Tax ID Number: 47 233 **Jurisdiction:** County
Size of Tract: 6.8 acres
Accessibility: Access is via E Beaver Creek Drive, a major collector, with a pavement width of 18.9' feet within a right-of-way width of 70 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The neighborhood is largely single family residential with some larger lot rural residential and agricultural zones that are transition. The location is within 800' feet of a small commercial node at the intersection with Dry Gap Pike and E. Beaver Creek Drive.

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

Street: 1108 E Beaver Creek Dr
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 adjacent to the property on the south and north sides.
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: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 5 du/ac, subject to one condition.

Staff Recomm. (Full): Staff recommends approval of the requested PR (Planned Residential) zoning up to 5 du/acre, subject to the following condition.

- 1. Connectivity to adjacent properties should be addressed during the use-on-review process.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 property is located in the Planned Growth Area on the Growth Policy Plan.

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

- 1. The proposed amendment to PR zoning provides optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. PR zoning up to 5 du/ac is compatible with the LDR sector plan designation and is within a predominately low density residential area.
- 2. The property is located within the PRZ (Parental Responsibility Zone) of Brickey-McCloud Elementary School, sidewalks should be provided as part of the design for the use-on-review process.
- 3. Access for the property off of E Beaver Creek Drive should align with Calla Crossing Lane.
- 4. A closed depression exists on the southwestern side of the property, the applicant should be advised that a sinkhole may be present.

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 amendment is consistent with and not in conflict with all adopted plans.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 5 du/ac, subject to one condition.

Date of Approval: 5/9/2019

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: 6/24/2019

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: