

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 5-E-19-RZ                      **Related File Number:** 5-B-19-SP  
**Application Filed:** 3/25/2019              **Date of Revision:**  
**Applicant:** STEVE MADDOX

### **PROPERTY INFORMATION**

**General Location:** West side of Triplett Lane, South of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 132 021                      **Jurisdiction:** County  
**Size of Tract:** 5.1 acres  
**Accessibility:**

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:** 7 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 127 Triplett Lane  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** 5-C-80-RZ  
**Extension of Zone:**  
**History of Zoning:**

### **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** MDR (Medium Density 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:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 7 dwelling units per acre.

Staff Recomm. (Full):

Staff recommends approval of the requested PR zoning up to 7 du/ac, which is compatible with the requested plan amendment to MDR (Medium Density Residential) land use designation for this property.

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 of the Growth Policy Plan.
- 2. The area is located adjacent to the commercial corridor of Kingston Pike and near the intersection with Pellissippi Parkway.

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

- 1. The proposed amendment to PR zoning is intended to provide 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.
- 2. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use On Review process.

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 is compatible with the proposed MDR sector plan designation and any impacts will be addressed during the the use on review process.
- 2. If access is provided from both Triplett Lane and Franklin Boulevard, street connections should be designed so that a straight cut through street is not created.
- 3. A sidewalk connection should be provided between the proposed residential neighborhood and the existing sidewalk network on Triplett Lane.

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 recommended amendment for the Southwest County Sector Plan to MDR (Medium Density Residential) makes the proposed rezoning consistent with the land use plan and all other 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 7 dwelling units per acre.

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:**