CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-F-20-RZ Related File Number:

Application Filed: 3/18/2020 Date of Revision:

Applicant: PRIMOS LAND COMPANY, LLC

PROPERTY INFORMATION

General Location: North side of W. Emory Rd., west side of Blacks Ferry Rd.

Other Parcel Info.: This zoning request is for only the portion of 078 038 that is zoned A (Agricultural)

Tax ID Number: 78 038 (PART OF) **Jurisdiction:** County

Size of Tract: 22.29 acres

Accessibility: Access is via W Emory Road, a TDOT owned major arterial, with a pavement width of 24 feet within a

right-of-way width of 100 feet. Access is also via Blacks Ferry Road, a local street, with a pavement

width of 17.8 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The area is a mix of large agricultural, rural residential lots and single family residential neighborhoods.

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

Street: 5913 W. Emory 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: No.

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.): Approve PR (Planned Residential) up to 4 du/ac. (Applicant requested PR up to 5 du/ac).

Staff Recomm. (Full):

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 Northwest County Sector remains the fastest growing sector in Knox County.
- 2. Residential zoning in the area allows similar densities.

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. 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. The staff recommended maximum density of 4 du/ac could result in a build out of a total of 89 dwelling units.
- 2. The applicant should consider every effort to provide connectivity to Patriot Way during the Use on Review process.
- 3. The property is located in FEMA Flood Zone X but does not contain any floodplain areas.
- 4. The property contains land in the HP (Hillside and Ridgetop Protection) area. The slope analysis supports $3.75 \, \text{du/ac}$.

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 Northwest County sector plan's Low Density Residential designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of the Knoxville-Knox County Growth Policy Plan.

Action: Approved Meeting Date: 5/14/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) up to 4 du/ac. (Applicant requested PR up to 5 du/ac).

Date of Approval: 5/14/2020 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knox County Commission

Date of Legislative Action: 7/27/2020 Date of Legislative Action, Second Reading:

If "Other":

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

If "Other": Went to County Commission in June 2020. Vote

to apporve failed. Brought back for affirm. Denial

∕ote

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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