

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-I-22-RZ
Application Filed: 3/28/2022
Applicant: FRANK LEONARD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Jenkins Road, due west of Meeting House Road
Other Parcel Info.:
Tax ID Number: 105 F A 010 **Jurisdiction:** County
Size of Tract: 5.9 acres
Accessibility: Access is via Jenkins Road, a minor collector street with a 30-ft pavement width within a 60-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of wooded single family homes. Lots sizes are larger along Jenkins Road, and smaller with more density on side streets.

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

Street: 7912 Jenkins 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, PR is adjacent to the west
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 PR (Planned Residential) zoning up to 4 dwelling units per acre because it is consistent with the sector plan and existing development in the area.

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. This area has been transitioning from agricultural to low density residential uses since the 1980s. The addition of residential development is consistent with local trends in development.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Half of the subject property lies within the Hillside Protection (HP) area. PR zoning is advantageous as it enables concentrated development on the less sloped portions of the property.

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 proposed PR zoning density of 5 du/ac exceeds the recommendation of the slope analysis conducted in response to the property's location within the HP area. A maximum density of 4 du/ac is recommended, considering the sloped conditions of the property. 4 du/ac is also more consistent with the density of surrounding residential development.
2. Much of the subject property is forested, and the surrounding residential properties maintain a forested environment. Staff recommends preservation of existing trees to the maximum extent practicable to maintain the wooded character of the area.
3. The PR zone requires Planning Commission use on review approval of site plans prior to any development on the property. During this review, potential issues such as traffic, drainage, topography, lot layout and other concerns can be addressed.

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 LDR (Low Density Residential) land use classification of the Northwest County Sector Plan and is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 5/12/2022

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 4 dwelling units per acre because it is consistent with the sector plan and existing development in the area.

Date of Approval:

5/12/2022

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: 6/27/2022

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: