

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-J-20-RZ **Related File Number:** 5-A-20-SP
Application Filed: 3/26/2020 **Date of Revision:**
Applicant: BENJAMIN MULLINS O/B/O ANN ROWLAND

PROPERTY INFORMATION

General Location: Southwest side of Solway Rd., east side of Swafford Rd.
Other Parcel Info.:
Tax ID Number: 103 073 **Jurisdiction:** County
Size of Tract: 248.99 acres
Accessibility: Access is via Sam Lee Road, a major collector, with a pavement width of 18.8 ft and a right-of-way width of 60 feet. Access is also via Swafford Road, a local street with a pavement width of 18.1 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** AG & MU-SD
Growth Policy Plan: Planned Growth Area & Rural Residential
Neighborhood Context: The area is mostly rural large lot agricultural land with single family residential homes. The areas adjacent to the south side of the property are zoned as PR (Planned Residential) up to 3 du/ac.

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

Street: 3324 Swafford Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, PR zoning up to 3 du/ac is adjacent to the south.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: AG Agricultural) / MU-SD (Mixed Use Special District)

Requested Plan Category: RR (Rural 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.):

Approve PR (Planned Residential) up to 2.5 du/ac because it is consistent with the slope analyses. (Applicant requested PR up to 3 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 population of the Northwest County Sector continues to be one of the most rapidly growing areas of Knox County.

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

1. 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. A preliminary transportation impact letter included with this application, due to the Growth Policy Plan requirements, notes that there are three possible access points for this future residential subdivision (see Exhibit B).

2. A complete transportation impact study, either a Level II or Level III, will be required as part of the forthcoming use on review application. However, the transportation impact letter notes that the development (if fully built out at 3 du/ac) there could be an increase in the Average Daily Traffic (ADT) between 1.8 to 7 times the estimated 2020 ADT counts (see Exhibit B).

3. Addressing the transportation impacts created by this increase in residential density will be addressed during the Use on Review process for the development of this property.

4. The applicant's requested PR (Planned Residential) at 3.0 du/ac could result in approximately 746 dwelling units..

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 any adopted plans.

Action:

Approved

Meeting Date: 5/14/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) up to 2.5 du/ac because it is consistent with the slope analyses. (Applicant requested PR up to 3 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

Legislative Body: Knox County Commission

Date of Legislative Action: 6/22/2020

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR at 3 dwelling units per acre

Date of Legislative Appeal:

Effective Date of Ordinance: