CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	5-K-22-RZ	Related File Number:
Application Filed:	3/28/2022	Date of Revision:
Applicant:	ROBERT G. CAMPBELL & ASSOCIATES / MARK TUCKER	

PROPERTY INFORMATION

General Location:	85' northeast of intersection of E. Emory Road and Thomas Lane		
Other Parcel Info.:			
Tax ID Number:	29 058	Jurisdiction:	County
Size of Tract:	1.94 acres		
Accessibility:	Access is via E. Emory Road, a major arterial road with a pavement width of 24-ft in a 70-ft right-of-way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Single-family residential & agriculture/forestry/vacant.		
Surrounding Land Use:			
Proposed Use:		Density: up to 5 du/ac	
Sector Plan:	North County	Sector Plan Designation: LDR (Low Density Residential)	
Growth Policy Plan:	Planned Growth Are	ea	
Neighborhood Context:	This area has developed with a mix of uses, including single-family and multifamily dwellings on relatively flat topography.		

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

Street:

4904 E. 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Previous Requests:	1-L-22-RZ was withdrawn by applicant
Extension of Zone:	Yes, PR is adjacent
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:	Levan King Cranston	
Staff Recomm. (Abbr.):	Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the North County Sector Plan and surrounding residential development.	
Staff Recomm. (Full):		
Comments:	PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWIN 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 along E. Emory Road has been transitioning from A to PR since the late 1980s.	
	THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF	
	THE APPLICABLE ZONING ORDINANCE:	
	1. The regulations established in the PR zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.	
	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.	
	 This property is within the Planned Growth Area. The surrounding development is residential in character with zoning that consists of A (Agricultural), RA (Low Density Residential), RB (General Residential) and PR (Planned Residential) at 1-5 du/ac with lot sizes generally comparable to those being proposed here. It is not anticipated that more PR will cause any adverse effects to surrounding properties. 	
	 2. If the requested 5 du/ac is approved, the development could result in up to 9 new dwellings. Calculations do not take into consideration road infrastructure or stormwater facilities. 3. Each planned 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 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 North County Sector Plan's LDR (Low Density Residential) designation supports up to 5 du/ac in the County's Planned Growth Areas. 2. The proposed amendment is not in conflict with any adopted plans. 	
Action:	Approved Meeting Date: 5/12/2022	
Details of Action:	_	
Summary of Action:	Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the sector plan and surrounding residential development.	
Date of Approval:	5/12/2022Date 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

Date of Legislative Action, Second Reading:

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: