

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-L-22-RZ

Related File Number:

Application Filed: 3/28/2022

Date of Revision:

Applicant: B & B BUILDERS

PROPERTY INFORMATION

General Location: East side of Beeler Road

Other Parcel Info.:

Tax ID Number: 29 188.03

Jurisdiction: County

Size of Tract: 27.59 acres

Accessibility: Access is via Beeler Road, a minor collector, with a pavement width of 19-ft within a right-of-way width of 60-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use:

Density: up to 4 du/ac

Sector Plan: Northeast County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been transiting from agricultural to single family residential since the 1990s.

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

Street: 0 Beeler 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.

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the surrounding development.

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 began transitioning from agricultural to single family residential in the late 1990s and has continued developing as single family residential over the last 20 years.
- 2. In 2018 there were major improvements with the alignment of E. Emory Road and Beeler Road.
- 3. The average density of the surrounding neighborhoods are approximately 3 du/ac, however, the approved zoning density permits more.

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. This property has some notable site constraints with a TVA utility easement on the front portion of the property and appears to have a blue line stream on the rear southeastern side 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. 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) and and PR (Planned Residential). It is not anticipated that more PR will cause any adverse effects to surrounding properties.
- 2. If the requested 4 du/ac is approved, the development could produce a yield of 110 dwellings. Calculations do not take into consideration road infrastructure or stormwater facilities.
- 3. 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 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 Northeast 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 as Modified

Meeting Date: 5/12/2022

Details of Action:

Approve PR (Planned Residential) zoning up to 3.3 du/ac.

Summary of Action:

Approve PR (Planned Residential) zoning up to 3.3 du/ac.

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: