

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-M-22-RZ **Related File Number:**
Application Filed: 3/28/2022 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: North side of Choto Road, due east of Rocky Slope Lane
Other Parcel Info.:
Tax ID Number: 162 06201 **Jurisdiction:** County
Size of Tract: 7.18 acres
Accessibility: Access is via Choto Road, a minor collector with a pavement width of 90-ft within a right-of-way of 60-ft

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is between the commercial node at S. Northshore Drive and Choto Road and the surrounding single family residential neighborhoods and nearby large agricultural lots.

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

Street: 1736 Choto 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) up to 5 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 2016 there were major improvements at the intersection with Choto Road and S. Northshore Drive establishing a roundabout adjacent to the neighborhood commercial node.
3. Densities of the PR zoned neighborhoods in the area range from up to 5 du/ac to 2.4 du/ac.

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 blue line stream/pond on the front portion of the property adjacent to Choto Road.

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), CN (Neighborhood Commercial) and PR (Planned Residential). 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 produce a yield of 35 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.
4. Pedestrian connectivity to the commercial area along Choto Road should be considered during use-on-review for this property.

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 Southwest 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) up to 5 du/ac because it is consistent with the surrounding development.

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

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: