

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-F-19-RZ **Related File Number:**
Application Filed: 4/24/2019 **Date of Revision:**
Applicant: RALPH SMITH / PLS

PROPERTY INFORMATION

General Location: East side Old Clinton Pike, north of W Emory Road
Other Parcel Info.:
Tax ID Number: 67 A B 008 **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Old Clinton Pike is a collector with a pavement width of 23 feet and a ROW width of approximately 44 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Individual lots with duplexes **Density:** 4.5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is across the street from a mobile home park to the northwest and is adjacent to a strip mall shopping center to the south. There is a post office behind this parcel to the southeast. It is otherwise surrounded by single family residential and either vacant or agricultural land.

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

Street: 7606 Old Clinton Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RB (General Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

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:

Michelle Portier

Staff Recomm. (Abbr.):

Staff recommends approval of the requested PR zoning at a density up to 4.5 du/ac.

Staff Recomm. (Full):

The requested PR zoning is compatible with the surrounding land uses and zoning.

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 property is located in the Planned Growth Area of the Growth Policy Plan.
2. The area has developed as a mix of uses with commercial, retail, and residential uses nearby.

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

1. The proposed amendment to 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. A planned unit development shall be compatible with the surrounding or adjacent zones and this shall be determined by the Planning Commission during the Use on Review process.

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. PR zoning with up to 4.5 du/ac is compatible with the LDR sector plan designation; any impacts will be addressed during the use on review process.
2. The site is located within the Parental Responsibility Zone for Powell Middle School.
3. There is an opportunity to add connectivity to the shopping center to the south, which would connect to sidewalks on W. Emory Rd.
4. County Commission has started requiring grading at the front of the property in some subdivision developments to aid in possible future sidewalk construction. Staff believes this would be appropriate for this proposed development.

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: 6/13/2019

Details of Action:

The applicant pulled this item from the consent agenda and requested an increase in density from 4.5 du/ac to 4.8 du/ac. Staff approved the requested increase in density due to the mix of surrounding land uses and general nature of the area, stating it would not have any adverse impacts on the neighborhood.

Summary of Action:

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 4.8 du/ac. (Applicant requested 4.8 du/ac)

Date of Approval:

6/13/2019

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: 7/22/2019

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: