

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-I-23-RZ **Related File Number:**
Application Filed: 4/24/2023 **Date of Revision:**
Applicant: TROWBRIDGE LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: South side of Pelleaux Rd, west of Norris Frwy
Other Parcel Info.:
Tax ID Number: 28 057,021 **Jurisdiction:** County
Size of Tract: 40.05 acres
Accessibility: Access is via Pelleaux Road, a major collector with a 19-ft pavement width inside a right-of-way that varies from 40 to 55 ft in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area consists of single-family dwellings with a mix of lot sizes ranging from 0.75 acres to over 16 acres fronting Pelleaux Road, and subdivisions with smaller lots as small as 0.25 acres off of side streets.

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

Street: 8103 NORRIS FRWY
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
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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.):

Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan designation and with surrounding development, subject to one condition.

Staff Recomm. (Full):

ZONING CONDITION:

1) The portion of the parcel with slopes of 25% or greater shall be left undisturbed, as delineated in the slope analysis map.

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. The area has been transitioning from the A (Agricultural) zone to the RA (Low Density Residential) and PR zones, the latter with densities up to 2.1, 3.1 and 4 du/ac, since the mid-1990s.
2. There is an increased need for housing. The proposed rezoning would create an opportunity to meet this need.

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

1. The PR (Planned Residential) zone is intended to provide options for residential development and allows clustering of residences to focus development on the optimal parts of the property to preserve more sensitive areas, such as steep slopes.
2. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the steep slopes.

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. The southeast and southwest corners of the site are in the HP area. The slope analysis recommends a maximum disturbance area of 24.58 acres out of the total 39.98 acres, and it recommends a density of 2.65 du/ac. Together, these recommendations yield 106 dwelling units.
2. The recommended density of 3.5 du/ac is more consistent with surrounding development than the requested 5 du/ac. The PR zone with up to 4 du/ac is across Norris Freeway, so it is somewhat disjointed from the subject property. At 40.05 acres, the requested 5 du/ac could result in up to 200 new lots on this property. The recommended 3.5 du/ac could result in up to 140 new lots.
3. Clearing and grading this portion of the property could result in erosion and increased stormwater pollution. Considering these adverse effects, staff recommends approving the PR zone at the requested density with the condition that the area with slopes of 25% or higher be left undisturbed, as shown in Exhibit B. This condition is supported by the following development policies of the General Plan: 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process [10.4]; 2) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat [9.2]; and 3) Provide incentives for conservation subdivisions, to set aside large portions of open space and protect natural resources [9.4].
4. Due to the number of dwellings expected in this development, a traffic impact analysis will likely be required. The applicant will need to submit a Traffic Impact Analysis Scope Determination to determine what level of study would be needed.
5. The PR zone requires development plan approval by the Planning Commission prior to construction. This will allow staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns.

- 6. Pelleaux Road is classified as a major collector, so no traffic would be required through residential streets to reach this site.
- 7. The site is near Halls Elementary, Middle, and High Schools, but is not in the Parental Responsibility Zones of these schools.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac for properties in the County's Planned Growth Area of the Growth Policy Plan.
- 2. The PR zone with the recommended density of up to 3.5 du/ac is supported by the General Plan, as is the condition to preserve the sloped area.
- 3. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan designation and with surrounding development, subject to one condition.

Date of Approval: 6/8/2023 **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: 8/28/2023 **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:**