

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-N-19-RZ **Related File Number:**
Application Filed: 4/29/2019 **Date of Revision:**
Applicant: KINGS PROPERTIES & DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of Beaver Ridge Road, South of Oak Ridge Highway, West of Stoneridge Drive, East of Tracy Way
Other Parcel Info.:
Tax ID Number: 78 229 **Jurisdiction:** County
Size of Tract: 1.23 acres
Accessibility: Access is via Beaver Ridge Road, a local street with a pavement width of 19.3' feet and right-of-way width of 50' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area abuts a single family residential neighborhood and is at the edge of the commercial corridor along Oak Ridge Highway in the Karns community.

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

Street: 5704 Beaver Ridge 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, extension of PR up to 5 du/ac to the east and south.
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: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 5 du/ac.

Staff Recomm. (Full): Staff recommends approval of the requested PR (Planned Residential) zoning up to 5 du/ac, as an extension of the existing PR up to 5 du/ac zoning to the east and south. The request is also inline with the sector plan land use classification of LDR (Low Density Residential) and is within 200' feet of a large church and private school.

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 along the commercial corridor of Oak Ridge Highway.
2. The property is located within the Northwest County Sector, one of the most rapidly growing sectors.

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

1. The PR zone 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. 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 NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. PR zoning is compatible with the existing LDR (Low Density Residential) sector plan designation.
2. The adjacent properties to the east and south are also zoned PR up to 5 du/ac.
3. The requested rezoning adjacent to a commercial corridor along Oak Ridge Highway and is within 200' feet of a private school and church, sidewalks are recommended to provide pedestrian connectivity to between the residential and non-residential uses.
4. Access to the site should be discussed with Knox County Engineering to allow proper ingress and egress from Beaver Ridge Rd or Stoneridge Dr that would not hinder existing traffic patterns.

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 request is consistent with and not in conflict with all other adopted plans.

Action: Approved

Meeting Date: 6/13/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 5 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: