

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-O-19-RZ **Related File Number:**
Application Filed: 4/29/2019 **Date of Revision:**
Applicant: CANNON AND KUIPERS,LLC

PROPERTY INFORMATION

General Location: Southeast side of East Beaver Creek Drive, East of Ghiradella Road
Other Parcel Info.:
Tax ID Number: 47 228 **Jurisdiction:** County
Size of Tract: 2.43 acres
Accessibility: Access is via E Beaver Creek Drive, a major collector, with a pavement width of 19.1' feet within a right-of-way of 70' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is a mix of single family residential with some large lot rural residential still remaining.

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

Street: 916 E Beaver Creek Dr
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 zoning is to the north.
History of Zoning: 8-K-07-RZ: Ag to PR (up to 6 du/ac)

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 at a density up to 4 du/ac. (Applicant requested 5 du/ac)

Staff Recomm. (Full): Staff recommends approval of the requested PR (Planned Residential) zoning up to 4 du/ac, which is inline with the sector plan land use classification of LDR (Low Density Residential) for this property. (Applicant requested 5 du/ac)

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 within the Planned Growth Area of the Growth Policy Plan.
2. The larger remaining rural residential and agricultural tracts in the area have been transistioning to planned residential subdivisions.

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. PR zoning with densities up to 4 du/ac is in the immediate surrounding area, thus the staff recommendation is for PR at 4 du/ac, rather than the 5 du/ac the applicant requested.

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: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 4.5 du/ac. (Applicant requested 5 du/ac)

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 4.5 du/ac. (Applicant requested 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

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

Approve PR at density up to 5 du/ac

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: