

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 7-E-22-RZ

**Related File Number:** 7-B-22-SP

**Application Filed:** 5/23/2022

**Date of Revision:**

**Applicant:** BENJAMIN MULLINS

## PROPERTY INFORMATION

**General Location:** East of Tazewell Pk and west of Old Tazewell Pk. Near the intersection with Murphy Rd

**Other Parcel Info.:**

**Tax ID Number:** 49 C J 001, 002 & 003

**Jurisdiction:** County

**Size of Tract:** 2 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:**

**Density:** 7 du/ac

**Sector Plan:** North City

**Sector Plan Designation:** LDR

**Growth Policy Plan:** Rural Area

**Neighborhood Context:**

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

**Street:** 5511 0 & 5513 Old Tazewell Pk.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential)

**Former Zoning:**

**Requested Zoning:** PR (Planned Residential)

**Previous Requests:** 7-H-99-RZ

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

**Requested Plan Category:** MDR (Medium Density Residential)

**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) zoning up to 3 du/ac because it 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. In May of 2021 a rezoning to PR up to 3 du/ac occurred adjacent to this property along Old Tazewell Pike. It is currently under development with an approved concept plan build out of 2.94 du/ac (See case: 10-SB-21-C).

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

1. The subject property is wedged between Old Tazewell Pike and Tazewell Pike. The PR zone district requires approval of a development plan by the Planning Commission, so design issues and concerns may be addressed during that 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. Rezoning to PR up to 3 du/ac for a two acre area could result in potentially six additional dwelling units which is not expected to create any adverse effects and would be consistent with the adjacent density of the development currently under construction.

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 recommended rezoning to PR up to 3 du/ac is consistent with and not in conflict with any adopted plans, particularly as the subject property is adjacent to the Urban Growth Area.

Action: Approved

Meeting Date: 7/14/2022

Details of Action: Approve PR (Planned Residential) zoning up to 5 du/ac.

Summary of Action: Approve PR (Planned Residential) zoning up to 5 du/ac.

Date of Approval: 7/14/2022

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: 8/22/2022

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**