

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 7-J-19-RZ                      **Related File Number:**  
**Application Filed:** 5/23/2019              **Date of Revision:**  
**Applicant:** SAAD ALANI

## PROPERTY INFORMATION

**General Location:** East side of Fox Road, north side of George Williams Road  
**Other Parcel Info.:**  
**Tax ID Number:** 144 006                      **Jurisdiction:** County  
**Size of Tract:** 4.16 acres  
**Accessibility:** The site is currently accessed off of Fox Rd, a minor collector with a pavement width of 24 feet in a right-of-way that varies in width from 170 feet to 200 feet. The property also borders George Williams Rd, a major collector with a 24-foot pavement width and a right-of-way that varies in width from 77 feet to 112 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 5 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is bordered by several self-contained cul-de-sac developments with no connectivity to each other or to main roads. These are planned residential areas with densities ranging from 1.86 du/ac to 3 du/ac.

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

**Street:** 648 Fox Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:** None noted for this property  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** n/a  
**History of Zoning:** None for this property. However, land was rezoned from Agricultural to RP (Planned Residential) across Fox Rd and across George Williams Rd.

**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 PR (Planned Residential) zoning with up to 3 du/ac. (The applicant requested 5 du/ac.)

**Staff Recomm. (Full):** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning with a density up to 3 du/ac. (The 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 in the Planned Growth Area of the Growth Policy Plan outside of city limits.
2. This property is bordered by three planned residential developments:
  - The Fox Creek neighborhood to the northwest has 143 units on 76.51 acres, a density of 1.86 du/ac.
  - The Fox Landing neighborhood to the southeast has 30 units on 10 acres, a density of 3 du/ac.
  - The Fox Vue neighborhood to the northeast (across I-40) has 41 units on 14.3 acres, a density of 2.86 du/ac.

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. 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 is consistent with surrounding RA and PR residential zoning with single family housing. The surrounding planned residential developments vary in density from 1.86 du/ac to 3 du/ac, and the RA zone to the west has 1 acre lots and larger with single family detached homes. The applicant is requesting 5 du/ac, but staff believes 3 du/ac is more appropriate.
- 2.PR zoning with up to 5 du/ac is compatible with the existing LDR (Low Density Residential) sector plan designation and any impacts would be addressed during the use on review process.
- 3.This property has been designated by FEMA as Flood Zone X.
- 4.The northwestern corner of the property is in the Hillside and Ridgetop Protection Area, which offers guidelines for development in planned zone districts.

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:** 7/11/2019

**Details of Action:**

**Summary of Action:** RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning with a density up to 3 du/ac. (The applicant requested 5 du/ac.)

**Date of Approval:** 7/11/2019 **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:** 8/26/2019

**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:**