

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-L-19-RZ **Related File Number:**
Application Filed: 5/28/2019 **Date of Revision:** 7/11/2019
Applicant: RALPH SMITH / PLS

PROPERTY INFORMATION

General Location: East side of Cate Road, north, south and east of Gina Way at the intersection of Cateland Lane.
Other Parcel Info.: This rezoning also includes 5109 Gina Way (066KH004), 5116 Gina Way (066KH006), 5117 Gina Way (066KH003) & 066KH005 (0 Cate Road)
Tax ID Number: 66 093 OTHER: 066KH, 003, 004, 005, AND 006 **Jurisdiction:** County
Size of Tract: 8.3 acres
Accessibility: Access is via Cate Road, a minor collector, with a pavement width of 18.7' feet and a right-of-way width of 60' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant, single family residential
Surrounding Land Use:
Proposed Use: Duplexes **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is primarily single family residential and rural residential with some multi-family residential across the street to the east.

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

Street: 0 Cate Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: 1-L-7-RZ
Extension of Zone: PR up to 5 is across the street to the west of the property.
History of Zoning: 5-I-96-RZ (A to RA), 10-E-19-RZ (RA to RB denied), 1-L-17-RZ (A to RA)

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.): Approve PR (Planned Residential) zoning up to 4 du/ac.

Staff Recomm. (Full): Staff recommends approval of PR (Planned Residential) zoning up to 4 du/ac, which would allow for the development of 33 dwelling units, consistent with the LDR (Low Density Residential) designation for this property. The property is also within the Planned Growth Area of the Growth Policy Plan with water and sewer service in the area.

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. PR zoning up to 4 du/ac is consistent with the existing the LDR (Low Density Residential) designation for this property.
2. The majority of the surrounding development consists of low density residential uses and zoning, consistent with the recommended zoning and density.

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

1. 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 ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning up to 4 du/ac is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The closed contours as shown on the property appear to be from the prior presence of a pond on the property as shown in Exhibit A. This map shows a 2003 aerial photo of the property with current topographic contour line data. However, the applicant should contact Knox County Engineering to discuss site design prior to submission of a use-on-review application.

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 Northwest County Sector Plan appropriately proposes low density residential uses for the site, consistent with the recommended PR zoning up to 4 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: Planning Commission recommends approval of PR (Planned Residential) zoning up to 4 du/ac.

Date of Approval: 8/8/2019

Date of Denial:

Postponements: 7/11/2019

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/23/2019

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: