

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-Q-23-RZ                      **Related File Number:**  
**Application Filed:** 5/30/2023                      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** South of Millertown Pk., east of Presnell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 50 202                      **Jurisdiction:** County  
**Size of Tract:** 37.14 acres  
**Accessibility:** Access is via Millertown Pike, a minor arterial with a 20-ft pavement width within a 54-ft to 75-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**                      **Density:** 4 du/ac  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area consists of single-family dwellings with a mix of lot sizes ranging from less than 1 acre to over 14 acres fronting Millertown Pike. There is a soil mining and gravel/rock yard facility to rear of the property that accesses Rutledge Pike.

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

**Street:** 7336 MILLERTOWN PIKE  
**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:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan designation.

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 COUNTY GENERALLY:

1. The large distribution center that was recently constructed at the I-640 interchange with Millertown Pike and Washington Pike is approximately 3 miles away and will be a major employment center once open.
2. Increased employment opportunities in the area is increasing housing demand in the area. The requested zoning is appropriate for the subject property because it is within close proximity to the major employment center referenced above and along Rutledge Pike.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and which is compatible with the surrounding or adjacent zones. It allows clustering of residences to focus development on the optimal parts of the property and preserve more sensitive areas, such as streams or slopes.
2. The property has a stream in the southern half of the property and a small area of HP (Hillside Protection) area in the southeast corner. The PR zone is an appropriate consideration in this context because it enables concentrated development away from the stream and steep slopes.

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. The area immediately around the subject property is zoned A (Agricultural), with the exception of the PC (Planned Commercial) zoned property to the south, which accesses Rutledge Pike. The PC property is a soil mining operation and stone/gravel yard.
2. While the properties in the area are zoned A, many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted. To the west, the properties on Presnell Road were platted in 1925 as little as 2,800 sqft. As lots were developed, several small lots were purchased to create larger lots. However, the smaller lots can still be developed. There are also several lots in the area that are 0.25 acres, which is the same density requested. The requested density is not anticipated to cause any adverse impacts as it is still considered low density residential and would likely yield lot sizes similar to some of those in the surrounding area.
3. Millertown Pike is a minor arterial street. If the rezoning is approved as requested and developed at a similar density, a transportation impact analysis will be required to determine if road improvements are warranted at the access point.
4. The northern portion of this property has soils considered "not significant farm soil". The area around the stream and south of the stream is largely "prime farm land" and "locally important soil". If the PR zoning is approved, conservation of the southern portion of the site is encouraged.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northeast County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac in the Urban Growth Boundary of the Growth Policy Plan.
2. The requested zone is not in conflict with the General Plan or the Urban Growth Boundary of the Growth Policy Plan.
3. The proposal does not present any apparent conflicts with other adopted plans.

**Action:** Approved **Meeting Date:** 7/13/2023

**Details of Action:**

**Summary of Action:** Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan designation.

**Date of Approval:** 7/13/2023 **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:** 8/28/2023 **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:**