

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-S-22-RZ

Related File Number:

Application Filed: 5/27/2022

Date of Revision:

Applicant: STEVE HALL

PROPERTY INFORMATION

General Location: Southeast of Greenwell Dr., west of Pedigo Rd.

Other Parcel Info.:

Tax ID Number: 47 057

Jurisdiction: County

Size of Tract: 4.8 acres

Accessibility: Access is via Greenwell Drive, a major collector with a 20-ft pavement width within a 36-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant

Surrounding Land Use:

Proposed Use: **Density:** 4 du/ac

Sector Plan: North County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This is a rural area comprised of large agricultural properties and single family detached subdivisions with a density range up to 3 du/ac or less.

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

Street: 0 Greenwell 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

History of Zoning: None noted

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning up to 3 dwelling units per acre because it is consistent with the sector plan and 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. Much of the surrounding area is comprised of single-family residential subdivisions on properties that were rezoned from A (Agricultural) to PR (Planned Residential) beginning in the late 1980s up until the present time.

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.
2. The subject property is entirely forested and contains two blue line streams that merge on the parcel and pond into the Copper Ridge Branch of the Beaver Creek Watershed. A vegetative buffer with a minimum width of 50 feet on each side of the stream is required for water quality purposes.
3. The PR zone enables clustering density away from environmentally sensitive areas, and encourages open space preservation. Considering environmental assets and constraints on the property, a density of 3 du/ac is recommended over the proposed 4 du/ac.

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 PR zone requires that development plans come to the Planning Commission for approval. During this review, potential issues such as drainage, topography and other development concerns can be addressed.
2. The proposed PR zoning at a density of 3 du/ac is more consistent with surrounding residential densities than the proposed 4 du/ac.

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. PR zoning up to 3 du/ac aligns with the existing LDR (Low Density Residential) land use designation for this property.
2. The property is in the Planned Growth Area of the Growth Policy Plan.
3. The proposed zoning change is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning up to 3 dwelling units per acre because it is consistent with the sector plan and surrounding development.

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

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: