

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 7-U-23-RZ **Related File Number:**
Application Filed: 6/1/2023 **Date of Revision:**
Applicant: JW CONSTRUCTION

PROPERTY INFORMATION

General Location: Southwest side of Brown Gap Rd, southeast of E Emory Rd.
Other Parcel Info.:
Tax ID Number: 29 070 **Jurisdiction:** County
Size of Tract: 2.37 acres
Accessibility: Access is via Brown Gap Road, a minor collector with 20 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The residential development along Brown Gap Road, and Crippen Road to the south, consists of small and large-lot single-family and agricultural uses. The Villas of Teras Point subdivision to the north started construction in 2006. East Emory Road is approximately 0.2 miles to the north.

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

Street: 5711 BROWN GAP RD
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, this is an extension
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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 5 du/ac because it is consistent with the sector plan designation and surrounding development.

Staff Recomm. (Full):

Comments:

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 area has been transitioning from the A (Agricultural) zone to residential zones since the early 2000s. The nearby PR (Planned Residential) zones allow up to 5 du/ac. The adjacent subdivision to the north, The Villas of Teras Point, is developed at 4.5 du/ac, and Crippen Corner to the south is developed at 2.15 du/ac.

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 options for residential development and such developments shall be compatible with the surrounding or adjacent zones.
2. The property is heavily forested and the PR zone is an appropriate in this context because it will allow consideration of retaining this existing, mature vegetation
3. The width of the property may make meeting the 35-ft peripheral setback challenging, depending on the type of housing proposed and the layout.

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. This site is in the vicinity of other properties zoned with similar densities.
2. The proposed low density residential zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. Brown Gap Road is a minor collector at the subject property, and a major collector to the south of the Crippen Road intersection. Brown Gap Road is a connector between E. Emory Road and Maynardville Pike, and makes a more direct connection to Maynardville Pike via Crippen Road. A connection to Tazewell Pike to the southeast is also available via Carter Road.
4. Options for connectivity between properties should a considered during the development plan review.

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 County's Planned Growth Area of the Growth Policy Plan.
2. The requested zone is not in conflict with the General 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 5 du/ac because it is consistent with the sector plan designation and surrounding development.

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

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: