

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-A-23-RZ Related File Number: 8-A-23-SP
Application Filed: 6/12/2023 Date of Revision:
Applicant: ROBERT EDWARD WATSON

PROPERTY INFORMATION

General Location: West of Washington Pike, Northwest of Gilmore Lane.
Other Parcel Info.:
Tax ID Number: 31 P A 001 Jurisdiction: County
Size of Tract: 1.36 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density: 2 DU/AC
Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 7519 WASHINGTON 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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)
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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone up to 1.5 du/ac because it is consistent with the surrounding area.

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. Since 2002, several PR rezonings have occurred in the area at densities of up to 1.2-3 du/ac, including the adjacent property which was rezoned to PR at 3 du/ac.

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

- 1. The regulations established in this zone are intended to provide flexibility for residential development.
- 2. PR up to 1.5 du/ac on this 1.3-acre property would allow one additional dwelling unit, and the resulting lot size would be consistent with other lot sizes in the area.

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 up to 3 du/ac is adjacent to the property. This rezoning to PR at 1.5 du/ac is consistent with the land uses and development pattern surrounding the subject property.
- 2. The impact to the street system will be minimal as the property has direct access to a minor arterial street.
- 3. There is a blue line stream present, though it runs along the rear of the property.
- 4. The applicant intends to subdivide the subject property into 1 additional lot. The current A zoning requires a minimum lot size of one acre. PR zoning will allow this property to be subdivided.
- 5. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 recommended amendment for the Northwest County Sector Plan to RR (Rural Residential) makes the proposed rezoning consistent with the land use plan.
- 2. The proposed PR zone of 1.5 du/ac is consistent with the Rural Area of the Growth Policy Plan, which allows up to 2 du/ac.
- 3. The proposed PR zone of 1.5 du/ac aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

Action:

Approved

Meeting Date: 8/10/2023

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 1.5 du/ac because it is consistent with the surrounding area.

Date of Approval:

8/10/2023

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: 9/25/2023

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: