

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 8-C-20-RZ                      **Related File Number:**  
**Application Filed:** 6/17/2020              **Date of Revision:**  
**Applicant:** EDDIE D & C INVESTMENTS LLC - DOUGLAS L. EDDIE

## PROPERTY INFORMATION

**General Location:** Northwest side of Strawberry Plains Pk., northeast of Wayland Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 84 04901                      **Jurisdiction:** County  
**Size of Tract:** 7.9 acres  
**Accessibility:** Access is via Strawberry Plains Pike, a major arterial with a pavement width of 23.9 feet within a right of way width of 100 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 12 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** MDR (Medium Density Residential) / O (Office)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This is a transistional area between the commercial node at the Strawberry Plains Pike / I-40 interchange and the large lot agricultural zoned area surrounding it. Existing multifamily development and office zoning is adjacent along Strawberry Plains Pike.

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

**Street:** 6721 Strawberry Plains Pk.  
**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, PR up to 12 du/ac is adjacent to the east.  
**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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning up to 12 du/ac because it is consistent with the East County Sector Plan MDR/O (Medium Density Residential/Office) designation and with the adjacent development.

Staff Recomm. (Full):

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. This is part of a sector plan designated transitional area between the commercial node at the Strawberry Plains Pike interchange and the surrounding large lot, rural agricultural zoned areas.
2. There have been no significant changes in this area that would prompt a rezoning. However, the requested PR (Planned Residential) zoning up to 12 du/ac is consistent with the MDR/O designation for this property and would bring it into compliance with the sector plan.

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

1. PR (Planned Residential) 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 development or adjacent zones.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 is a transitional area adjacent to the commercial node of the Strawberry Plains Pike interchange.
2. The expansion of PR up to 12 du/ac zoning makes the zone district consistent with the MDR/O sector plan designation.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain, nor does there appear to be significant steep slope constraints on the property.

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 property is within the Urban Growth Boundary for the City of Knoxville and wastewater service is provided to this area.
2. This rezoning is not conflict with the General Plan or any other adopted plans.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 12 du/ac because it is consistent with the East County

Sector Plan MDR/O (Medium Density Residential/Office) designation and with the adjacent development.

**Date of Approval:**

8/13/2020

**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:** 9/28/2020

**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:**