

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-D-22-RZ                      Related File Number: 8-B-22-SP  
Application Filed: 6/24/2022              Date of Revision:  
Applicant: TURNER HOMES, LLC

## PROPERTY INFORMATION

General Location: North side of Jim Jones Ln., abutting Oak Ridge Hwy. to the east  
Other Parcel Info.:  
Tax ID Number: 76 007                      Jurisdiction: County  
Size of Tract: 9.71 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:                                      Density: up to 7.5 du/ac  
Sector Plan: Northwest County              Sector Plan Designation: GC (General Commercial)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 JIM JONES LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## 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 the PR (Planned Residential) zone up to 7.25 du/ac because it provides a transitional land use between a commercial and single family residential 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 CITY/COUNTY GENERALLY:

1. No new information that has been produced by this agency has revealed the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities. A rezoning to PR (Planned Residential) up to 7.25 du/ac at this subject property would permit additional residential development potentially accomodating up to 72 new residential units.

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

1. The required development plan review by the Planning Commission will allow design issues to address constraints related to the proposed development, such as access improvements and landscape screening or buffering of adjacent 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. Possible impacts resulting from the proposed development may be addressed during the development plan review process, including a Transportation Impact Analysis (TIA), if warranted.

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. This proposed amendment is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 7.25 du/ac because it provides a transitional land use between a commercial and single family residential area.

Date of Approval:

8/11/2022

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:

9/26/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**