

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-F-23-RZ
Application Filed: 6/26/2023
Applicant: CMH HOMES, INC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Tipton Station Rd, east of Saddlegate Rd, west of Coathey Rd
Other Parcel Info.:
Tax ID Number: 148 108.04 OTHER: 148 108.06 **Jurisdiction:** County
Size of Tract: 20.67 acres
Accessibility: Access is via Tipton Station Road, a major collector street with a 20-ft 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:** up to 5 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential), SP (Stream Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area north of Stock Creek Ridge is comprised of single-family residential subdivisions as well as rural residential and agricultural properties. South Doyle High School is adjacent to the east and Bonny Kate Elementary School is a half-mile to the west.

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

Street: 2120 TIPTON STATION 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, there is PR zoning at a density of 1 to 3 du/ac adjacent to the west.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), SP (Stream Protection)

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 the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.

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. This area along Tipton Station Road, as well as Coatney Road to the east has seen rapid residential expansion over the past twenty years. Since 2003, the residential subdivisions of Twin Creek, Woodcreek Reserve, Gaybrook Park and Cherokee Landing have joined the Wood Haven and Tipton Station subdivisions that were developed in the 1990s.
2. All of these neighborhoods were constructed after properties were rezoned to PR (Planned Residential), with permitted densities ranging from 3 to 5 dwelling units per acre. This development pattern is consistent with the requested rezoning to PR at 5 du/ac on the subject property.
3. Residential development in this area is supported by close proximity to South Doyle High School, Bonny Kate Elementary as well as the French Memorial Park, Howard Pinkston Library and the Howard Pinkston Greenway Trail. This section of Tipton Station Road has sidewalks, providing walkable access to these amenities.

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

1. The PR zone is intended to support more imaginative solutions to environmental design problems by allowing concentrated development in the optimal areas of the property. Residential development is characterized by a unified building and site development program, which encourages the integration of recreational open space and other community amenities in the overall plan.
2. The subject property has a blue line stream along its western border leading to a stream protection area at the southwest corner that feeds into Stock Creek. These environmental constraints and considerations meet the intent of the PR zone.

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 is the only residential zone that requires development plan review by the Planning Commission. The review is designed to ensure that any proposed development is consistent with adopted plans for the area, which include the Knoxville-Knox County General Plan. The General Plan has development policies designed to protect natural assets and preserve neighborhood and rural character. There would be public notice of an upcoming development plan review, and ample opportunity for community input in advance of and at the Planning Commission meeting.
2. It is noteworthy that a joint permanent right-of-way easement runs through the subject property, providing five parcels to the south with access to Tipton Station Road. This is an important consideration that would be incorporated into the development plan review process, providing additional assurance that the easement be maintained and improved upon as needed.
3. At the requested density of 5 du/ac, the maximum development potential on this site would be 98 units. The estimated student yield from this density is 21 students. Residential rezoning requests are shared on a monthly basis with affected school district administrators, who are able to engage in the review process should they have school capacity concerns.

4. The estimated traffic generated by the maximum number of units would be 990 average daily vehicle trips. A development plan exceeding 750 trips would necessitate a traffic impact study to be performed by a traffic engineer. This study would indicate if roadway improvements should be required for safety and functionality purposes.
5. The ability of the development plan review to publicly to address and mitigate potential impacts of residential development, and the zone district's compatibility with the numerous low-density PR-zoned neighborhoods in this area support the requested rezoning to PR at 5 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. The General Plan's development policy 6.4 promotes clustered development in rural areas to preserve farms, open space and rural character. Although there has been significant residential development in this area, forest and farmland are still dominant features of the region. The ability to cluster development in the PR zone and the district's encouragement of open space and environmental consideration are consistent with this General Plan policy.
2. The South County Sector Plan's land use classification for this property is LDR (Low Density Residential), which allows consideration of PR at a density of 5 du/ac.
3. The property is located within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices in coordination with public facilities and services. The proposed rezoning is compatible with the Growth Policy Plan.
4. With regards to community facilities, infrastructure and services, the subject property is located 1/2 mile from John Sevier Highway, a major arterial street. It has access to water and sewer infrastructure, and there are sidewalks and numerous community facilities within walking distance. These features of the area support rezoning to PR at the requested density of 5 du/ac.

Action: Approved **Meeting Date:** 8/10/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.

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 as Modified **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

PR (Planned Residential) up to 3.7 du/ac

Date of Legislative Appeal: **Effective Date of Ordinance:**