

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-G-21-RZ **Related File Number:**
Application Filed: 6/24/2021 **Date of Revision:**
Applicant: NELSON FARM DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: Southeast side of W. Beaver Creek Drive, southwest of Clinton Highway, east of Evanel Way
Other Parcel Info.:
Tax ID Number: 67 131 **Jurisdiction:** County
Size of Tract: 8.1 acres
Accessibility: Access is via W Beaver Creek Drive, a major collector with a pavement width of 20-ft. within a right-of-way width of 70-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & SP (Stream Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is within 1/3 of a mile of the commercial corridor along Clinton Highway and adjacent to Powell Levi Park. This area is comprised primarily of single family residential and multi-family residential uses closer to Clinton Highway.

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

Street: 4114 W. Beaver Creek Dr.
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: No
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) up to 3.5 du/ac because it is consistent with the surrounding development and the sector plan.

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. The demand for housing continues to grow in Knox County. This rezoning allows for additional residential development opportunity between an existing single family residential neighborhood and a park.

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

1. The PR (Planned Residential) zone district 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 or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
3. The narrowness of the lot presents some design challenges for residential development at this location, as does the proximity to the adjacent drive

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 review of a development plan, as required by the PR zone district, will mitigate potential adverse impacts through the review of a site plan.
2. Steep slopes do not appear to be present on this site. A very small portion of floodplain of Beaver Creek is located along the frontage with W. Beaver Creek Drive
3. Additional PR zoning in this area is not expected to create adverse effects since it provides for 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 proposed amendment is consistent with the Growth Policy Plan and Northwest County Sector Plan.
2. The proposed amendment is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 3.5 du/ac because it is consistent with the surrounding development and the sector plan.

Date of Approval: 9/9/2021

Date of Denial:

Postponements: 8/12/2021

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 10/25/2021

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: