

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 8-J-19-RZ                      **Related File Number:** 8-A-19-SP  
**Application Filed:** 6/26/2019                      **Date of Revision:**  
**Applicant:** AZIZ KHERANI / SMART HOSPITALITY, LLC

### **PROPERTY INFORMATION**

**General Location:**

**Other Parcel Info.:**

**Tax ID Number:** 141 41.14

**Jurisdiction:** County

**Size of Tract:** 14.45 acres

**Accessibility:**

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agricultural/Vacant/Forestry

**Surrounding Land Use:**

**Proposed Use:**

**Density:** Less than 5 du/ac.

**Sector Plan:** Northwest County                      **Sector Plan Designation:** General Commercial

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:**

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

**Street:** 1215 Everett Rd.

**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:** 11-A-18-SP (AG to GC)/11-B-18-RZ (A to PC); 7-T-83-RZ (A to I DENIED)

**Extension of Zone:**

**History of Zoning:**

### **PLAN INFORMATION (where applicable)**

**Current Plan Category:** GC (General Commercial)

**Requested Plan Category:** LDR (Low Density Residential)

**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) zone up to 5 du/ac.

Staff Recomm. (Full):

Staff recommends approval of PR zone up to 5 du/ac for the site because of the increased demand for a variety of housing types in the fastest growing sector of Knox County, the Northwest County Sector. The PR zone requires a public review of a development plan prior to construction so that any issues may be addressed through the design process.

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. The Northwest County Sector is the fastest growing sector in Knox County and a variety of housing options are needed.
- 2. The West Knox Utility district is constructing a new wastewater treatment plan within a mile of the property to increase their capacity for the growing population.

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

- 1. The requested PR zoning 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. 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. The proposed amendment to the PR zone allows for public review during the use-on-review process to mitigate any potential impacts to the area.
- 2. The PR zoning requires use on review approval of a development plan by the Planning Commission prior to construction. This will provide the opportunity for staff to review the plan and address issues related to the design. It will also give the opportunity for public comment at the Planning Commission meeting.
- 3. Protection of any creeks or streams that exist on the property may also be addressed through the PR use on review process.
- 5. A traffic impact study and/or a discussion between Knox County Engineering and Knox Planning staff on the location of the access point considering the location within the curve on Yarnell Road, may be required as part of the use on review process.

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. With the requested plan amendment to LDR the PR zone less than 5 du/ac makes the rezoning request consistent with the sector plan.
- 2. The request is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 8/8/2019

Details of Action:

**Summary of Action:** Planning Commission recommends approval of PR (Planned Residential) zone up to 5 du/ac.

**Date of Approval:** 8/8/2019

**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:** 9/23/2019

**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:**