CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 8-N-19-RZ Related File Number: 8-B-19-SP

Application Filed: 6/28/2019 Date of Revision:

Applicant: RANDY GUIGNARD



PROPERTY INFORMATION

General Location: These 2 parcels (01201 & 01202) are situated between Old Tazewell Pike and Hyatt Road, on the

western side of Hyatt Road.

Other Parcel Info.: Parcel 39 L A 012.00 is 1.12 acres

Parcel 39 L A 012.01 is 1.40 acres.

Tax ID Number: 39 L A 01202 OTHER: 039LA01201 Jurisdiction: County

Size of Tract: 2.52 acres

Accessibility: Parcel 1201 is accessed from Old Tazewell Pike, which is a local road. It has a pavement width of

approximately 60 feet. Parcel 1202 is accessed from Hyatt Road, also a local road, with a pavement

width of 15 feet in a right-of-way of 30 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: 3 single-family dwelling units total Density: 2 du/ac

Sector Plan: Northeast County Sector Plan Designation: Agricultural

Growth Policy Plan: Rural Area

Neighborhood Context: Along this stretch of both streets are single family homes in a rural setting. This stretch of Old Tazewell

Pike contains lots that range in size from approximately 1/2 acre to 1-3/4 acres. This portion of Hyatt

Road contains lots that range in size from approximately 1/2 acre to 2-1/2 acres.

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

Street: 5809 Hyatt Road

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning: n/a

Requested Zoning: PR (Planned Residential) with up to 2 du/ac

Previous Requests: None noted.

Extension of Zone: No

History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

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Current Plan Category: A (Agricultural)

Requested Plan Category: RR (Rural 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: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning request with up to 2 du/ac.

Staff Recomm. (Full): Approve PR (Planned Residential) zoning with up to 2 du/ac based on the facts that the proposed

density coincides with existing conditions, will not unduly burden County services, and any potential adverse effects will be addressed through the development review process and approved by this

Commission.

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. There have been no substantially changed conditions in the area rendering this change to be necessary.
- 2. ☐The applicant's proposal is in character with the surrounding area with similar lot size and density proposed.

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

- 1. The proposed amendment to 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.
- 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. Rezonings 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. Both parcels are in the HP (Hillside and Ridgetop Protection Area). Portions of the site have slopes between 25 and 40%. PR zoning would ensure protection of hillsides through the development review process and mitigate any other potential adverse effects.
- 2. The number of dwelling units proposed (three) will not adversely affect the surrounding area or put undue burdens on County services.

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 located in the Rural Area of the Growth Policy Plan. The Agricultural land use designation allows a maximum of 1 du/acre or less. The Rural Residential land use designation recommends 1 du/ac max, but allows up to 3 du/ac. The densities on these stretches of Old Tazewell

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Pike and Hyatt Road range from 0.82 to 1.19 du/ac, respectively. The applicant's proposal would

generate a density on those lots of 1.19 du/ac.

2. The sector plan would require an amendment, but the amendment would meet the sector plan's

intent in retaining single family homes in a rural setting in this area.

Action: Approved Meeting Date: 8/8/2019

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning request with up to 2 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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