

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-A-23-RZ                      **Related File Number:** 9-A-23-SP  
**Application Filed:** 6/12/2023              **Date of Revision:**  
**Applicant:** PATRICK HUNT

## PROPERTY INFORMATION

**General Location:** East side of Island Home Pike, west of Mission Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 110 P D 004                      **Jurisdiction:** County  
**Size of Tract:** 1.37 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**                                              **Density:** 5 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 4424 ISLAND HOME PIKE  
**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:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural), HP (Hillside 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.):

Deny the PR (Planned Residential) zone because it is inconsistent with 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 COUNTY GENERALLY:

1. There have been no significant changes to this area either in terms of private development or public improvements over the past 20 years. The subject property and surrounding lots are rural in character, with residences on large, forested lots and agriculture being the predominant land uses.

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

1. The PR (Planned Residential) zone is intended to provide optional methods of development in response to environmental constraints on a property. Residential development can be clustered in the optimal portions of the property to leave more environmentally sensitive areas undisturbed. The subject property's steep slopes provide environmental challenges that align with this intent. However, the PR zone is generally designed for larger areas than the 1.37 acres featured here. There is a periphery boundary that requires all buildings to be set back not less than 35 ft from the lot, which significantly limits the developable area.

2. The PR zone also prioritizes compatibility with adjacent zones. All surrounding properties are zoned A (Agricultural), and the requested density of 5 du/ac greatly exceeds the general development pattern of this area.

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 requested PR zone up to 5 du/ac at this location would be incompatible with the surrounding Agricultural zoning and residential density.

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 PR zoning is in conflict with the South City Sector Plan's AG (Agricultural) land use classification.

2. The proposed rezoning would be an outlier for the area, and is not consistent with the General Plan's development policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

3. The proposed rezoning is consistent with the Growth Policy Plan's Urban Growth Boundary.

Action:

Approved

Meeting Date: 9/14/2023

Details of Action:

Approve the PR (Planned Residential) zone up to 5 du/ac.

Summary of Action:

Approve the PR (Planned Residential) zone up to 5 du/ac.

Date of Approval:

9/14/2023

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:** 10/23/2023

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**