

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-B-21-RZ **Related File Number:**
Application Filed: 7/20/2021 **Date of Revision:**
Applicant: RELIANCE DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of E. Emory Road, west of Beeler Road intersection
Other Parcel Info.:
Tax ID Number: 20 117 & 119 **Jurisdiction:** County
Size of Tract: 10.75 acres
Accessibility: E. Emory Rd is a major arterial with a 22.5-ft pavement width inside a right-of-way that varies in width from 55 ft to 134 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential and single family residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential), SP (Stream Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: E Emory Road contains mostly single family homes on lots of various sizes in this location, with subdivisions containing smaller lots along side streets connecting to E. Emory Road. The immediate area is comprised predominantly of single family residential use.

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

Street: 6812 E. Emory Road & 6806 E. Emory 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, PR zoning with up to 5 du/ac is adjacent to the east
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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan and surrounding development.

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. Gibbs Middle School was recently constructed, opening in the fall of 2018 and adding to the Gibbs school system.
2. Around the same time, Tazewell Pike and Emory Road were widened at their intersection. Both were previously two-lane roads that now consist of four lanes with a separate right turn and protected left turn lanes.
3. This stretch of E. Emory Road has been transitioning from Agricultural zoning to RA and PR zoning since the late 1980s.

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 land development which encourage more imaginative solutions to environmental design problems.
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.

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. PR zoning with up to 5 du/ac is consistent with other zoning in the area. Surrounding residential properties are zoned PR with densities ranging from 2 to 5 du/ac (with up to 5 being immediately adjacent), RA (Low Density Residential), which allows 10,000 sq ft lot sizes, and A (Agricultural).
2. Built at the requested 5 du/ac, the development could accommodate up to 53 single family dwellings. This is a basic calculation that does not account for road infrastructure or stormwater facilities.
3. The property has access to sewer lines.
4. Gibbs Schools is nearby to the east, though the property is not in a Parental Responsibility Zone.
5. The property is relatively flat over the majority of the property, with slopes mostly under 15%.
6. According to the Mobility Plan, E. Emory Road will be widened from 2 to 4 lanes adding a median

and/or center turn lane, and will include bicycle and pedestrian facilities. The project's horizon year is 2030, which likely would occur after build-out of a subdivision in this location. This planned road project should be considered in any future concept plan to ensure that adequate right-of-way is available, and that buildings adjoining E. Emory Road are not directly impacted by the widening project.

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 within the Planned Growth Area of Knox County. The Northeast County Sector Plan's LDR (Low Density Residential) designation allows up to 5 du/ac in the County's Planned Growth Areas.

Action: Approved

Meeting Date: 9/9/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan and surrounding development.

Date of Approval: 9/9/2021

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: 10/25/2021

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: