

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-F-23-RZ **Related File Number:**
Application Filed: 7/25/2023 **Date of Revision:**
Applicant: RANDALL J SPARKS

PROPERTY INFORMATION

General Location: West side of George Light Road, East of Pellissippi Parkway
Other Parcel Info.:
Tax ID Number: 89 165.01 **Jurisdiction:** County
Size of Tract: 0.94 acres
Accessibility: Access is via George Light Rd a local road with a pavement width of 15-ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 3.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily small lot single family residential subdivisions and large forested and agricultural tracts.

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

Street: 3303 GEORGE LIGHT RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential), TO (Technology Overlay)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), 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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) district because it is consistent with the sector plan and consistent with the surrounding development. The TO (Technology Overlay) will be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 16.30.01, 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. The area surrounding the subject property has seen a moderate transition from agricultural to residential land use via rezonings to the RA and PR zones since the late 1980s. Additionally, much of the A zoned property along George Light Rd is single family residential dwellings on lots less than one acre.
- 2. The proposed RA zoning would serve as a minor extension of the RA zone to the south of the subject property. There are several individual properties and subdivisions in the area that have been developed under RA zoning.

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

- 1. In the RA zone, the minimum lot size is 20,000 sq-ft if sewer is not provided. RA zone allows single family residential, duplexes and garage apartments on the same lot as a house, with Use on Review approval by the Planning Commission.
- 2. Built at maximum capacity, this property could be developed with up to 4 dwelling units or 3.76 du/ac.

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. Staff believes RA is more appropriate in this location, as the PR zone is intended for large acreage sites with environmental constraints to allow for dense clustered development. This property is 0.93 acres or 40,510 sq ft with only 5,302 sq ft is within the Hillside Protection Area. The slope analysis identifies a disturbance limit of 75% of the HP area. There does not appear to be any other topographic issues on this property. Additionally, the PR zone has a 35-ft periphery boundary, which can create development constraints on smaller lots.
- 2. The Hardin Valley Mobility Plan was created in 2019 to address growth in the area. George Light Road, which is a local road, has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing and growing community.
- 3. The lot sizes allowed in RA are similar to those in the existing neighborhood, so the subject property would likely be developed with lot sizes and residential uses already in the area.

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 RA district is consistent with the Northwest County Sector Plan Mixed Use Special District NWCO-7 land use designation, which recommends the Office and Medium Density Residential/Office land use classifications in areas adjacent to George Light Road.
- 2. This property is located in the Planned Growth Area of the Growth Policy Plan where RA can be considered.
- 3. The proposed rezoning to RA aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.
- 4. This property is in the Technology Overlay. All developments other than single family residences

and duplexes require TTCCA (Tennessee Technology Corridor Development Authority) design guideline review.

5. The requested zoning district at this location is not in conflict with any other adopted plans.

Action: Approved **Meeting Date:** 9/14/2023

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) district because it is consistent with the sector plan and consistent with the surrounding development. The TO (Technology Overlay) will be retained.

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: 11/20/2023

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: