

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-H-23-RZ **Related File Number:**
Application Filed: 7/28/2023 **Date of Revision:**
Applicant: PARKER BARTHOLOMEW

PROPERTY INFORMATION

General Location: North of Ball Rd and east side of Zion Ln
Other Parcel Info.:
Tax ID Number: 91 42 (PART OF) **Jurisdiction:** County
Size of Tract: 3.26 acres
Accessibility: Zion Lane is a local street with a pavement width of 16.2 ft within 50 ft of a right-of-way width.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is largely single family residential, including a mix of agricultural/forestry/vacant land and rural residential lots. However, some multifamily is nearby in the RB zoned parcel that comprises the Lakeview Mobile Home Park.

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

Street: 3430 ZION LN
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: No. There are PR zones to the south, but they have an allowed density of up to 4 du/ac
History of Zoning: Rezoned from A to PR up to 4 du/ac in 2012 (Case # 5-C-12-RZ); a rezoning from PR to OB was withdrawn prior to Planning Commission action in 2017 (Case # 2-A-17-RZ); rezoned from PR to A in 2020 (Case # 9-A-20-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), 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: Naomi Hansen

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 4.5 du/ac because it is consistent with the Northwest County Sector Plan and surrounding development.

Staff Recomm. (Full):

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. This section of Zion Lane has undergone a series of rezonings from A (Agricultural) to RA or PR (Planned Residential) and back to A (Agricultural). Most recently, the adjacent parcel to the south was approved for PR zoning with up to 4 du/ac in April, 2023 (Case 3-A-23-RZ).

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 options for residential development and such developments shall be compatible with the surrounding or adjacent zones. Surrounding development consists of single family and multifamily residential developments, which is consistent with the PR zone.

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 recommended PR zone with a density of up to 4.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The surrounding area includes properties zoned PR with up to 4 du/ac and properties zoned RA, the lot size of which results in roughly 4 du/ac. There is also a large tract of RB zoned land nearby to the west, which permits any type of residential development at a density of up to 12 du/ac as a permitted use with no plan approval requirement by the Planning Commission. However, to date, this site has remained undeveloped.
- 3. The site does not have significant slope or other environmental constraints.
- 4. Zion Lane is a dead-end street just off of Ball Road. Ball Road is a major collector, so no traffic would be required through residential streets to reach this site.
- 5. There is an easement off of Zion Lane providing access to a single family residential home to the east.
- 6. At the requested 5 du/ac, the site could be developed with a maximum of 16 dwelling units. At the recommended 4.5 du/ac, the site could be developed with a maximum of 14 dwellings.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone with a density of up to 5 du/ac in the County's Planned Growth Area of the Growth Policy Plan.
- 2. Neither the requested nor the recommended zones are in conflict with the General Plan.
- 3. The proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved as Modified

Meeting Date: 9/14/2023

Details of Action: Approve the PR (Planned Residential) zone with up to 4.91 du/ac because it is consistent with the Northwest County Sector Plan and surrounding development.

Summary of Action: Approve the PR (Planned Residential) zone with up to 4.91 du/ac because it is consistent with the Northwest County Sector Plan and surrounding development.

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

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

PR (Planned Residential) up to 4 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: