CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-J-23-RZ Related File Number: 10-F-23-SP

Application Filed: 7/28/2023 Date of Revision:

Applicant: BLACKMON CONSTRUCTION

PROPERTY INFORMATION

General Location: Southeast side of East Emory Road, northeast of Thomas Lane

Other Parcel Info.:

Tax ID Number: 29 058, 05701 OTHER: 029 05701 **Jurisdiction:** County

Size of Tract: 2.27 acres

Accessibility: Access is via E. Emory Road, a major arterial road with a pavement width of

24-ft in a 70-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Density: up to 6 du/ac

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has developed with a mix of uses, including single-family and multifamily dwellings on

relatively flat topography.

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

Street: 4900 E EMORY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 5 du/ac

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: Yes, extension of the PR zone.

History of Zoning: 1-6-22-RZ (5/12/2022)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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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 up to 5 du/ac for the portion of the parcel zoned A

(Agricultural) to make it consistent with the rest of the parcel because it is consistent with the sector

plan and the surrounding area.

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. The surrounding properties are consistently being redeveloped as PR (Planned Residential) up to 1-5 du/ac

2. There are adequate sidewalks along Thomas Lane and a new right-turn lane at the intersection of E. Emory Road and Thomas Lane.

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

1. The PR zone is intended to provide for creative responses to environmental constraints on a property. It permits clustering of residential density in order to preserve environmentally sensitive areas and maximize development potential on optimal portions of a property.

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 PR zone emphasizes compatibility with surrounding and adjacent zones, as determined through Planning Commission review of development plans. Knox County staff and the Planning Commission will evaluate plans to address issues such as roadway access, provision of sidewalks, topography and stormwater management in a forum that enables public input.

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 PR zone up to 5 du/ac on the smaller parcel zoned A is consistent with the North County Sector Plan's LDR land use classification. The requested density of 6 du/ac is not consistent with the current LDR land use classification.

2. The recommended PR zone with up to 5 du/ac is not in conflict with the General Plan.

Action: Approved Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the request to rezone the A-zoned portion of the parcel to PR up to 5 du/ac to make it

consistent with the rest of the parcel because it it consistent with the sector plan and the surrounding

area.

Date of Approval: 10/5/2023 Date of Denial: Postponements: 9/14/2023

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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