

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 9-O-24-RZ                      **Related File Number:**  
**Application Filed:** 7/29/2024              **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** South side of Millertown Pike, west of Robin Ben Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 50 199                      **Jurisdiction:** County  
**Size of Tract:** 13.61 acres  
**Accessibility:** Access is via Millertown Pike, a minor arterial street with a pavement width of 22 ft within a right-of-way ranging in width from 40-60 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 5 du/ac  
**Planning Sector:** Northeast County              **Plan Designation:** RC (Rural Conservation)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area consists of single-family dwellings with a mix of lot sizes ranging from less than 1 acre to over 14 acres fronting Millertown Pike. Much of the area is forested or on large agricultural tracts.

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

**Street:** 7514 MILLERTOWN 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:** The PR zone up to 4 du/ac is adjacent to the east.  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** N/A (Outside City Limits)  
**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 PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and change of conditions.

**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. The large distribution center that was recently constructed at the I-640 interchange with Millertown Pike and Washington Pike is approximately 3 miles away and will be a major employment center once open.

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

1. The PR zone is intended to provide flexibility for different types of residential development and encourage more imaginative solutions to environmental design problems. There are some environmental constraints on the site, which makes the PR zone an appropriate zone to consider since it allows clustering of lots.
2. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. While the properties in the area are zoned A, many of them are non-conforming to the minimum 1-acre lot size in the A zone because they were created before the current zoning regulations were adopted. There are also several lots in the area that are 0.25 acres, which is the same density requested.
2. The applicant owns the PR property next door to the west. If developed with the adjacent 37.14 acre property, then a traffic study would determine if road improvements were needed.
3. There are hatched, closed contour lines on the property, which indicate the potential presence of sinkholes. Should this be the case, a 50-ft buffer around the sinkhole would be required.
4. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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 RC (Rural Conservation) place type. When the proposed district is partially related to the place type, one of three conditions shall apply. One of these is that the proposed zoning district is compatible with the current zoning of adjacent sites. The proposed PR zoning is compatible with the current PR zoning of the adjoining site to the west.
2. It is intended to conserve significant natural areas by clustering development and minimizing land disturbance. Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site. The uses allowed in the PR zone are consistent with those allowed in this place type.
3. The proposed rezoning is consistent with Knox County Comprehensive Plan Implementation Policy

6, which promotes attainable housing that meets the needs of current and future residents. The PR zone allows a mix of housing types. The rezoning is also consistent with Policy 9.3, focus growth in areas with adequate transportation infrastructure. The impact on the street system will be minimal as the property has direct access to a minor collector street.

**Action:** Approved **Meeting Date:** 9/12/2024

**Details of Action:**

**Summary of Action:** Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and change of conditions.

**Date of Approval:** 9/12/2024 **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:** 10/21/2024

**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:**