

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-J-24-RZ **Related File Number:**
Application Filed: 9/25/2024 **Date of Revision:**
Applicant: CHARLES DANIEL PADGETT

PROPERTY INFORMATION

General Location: West side of Andersonville Pike, northwest of Ingram Ln
Other Parcel Info.:
Tax ID Number: 28 075 **Jurisdiction:** County
Size of Tract: 2.2 acres
Accessibility: Access is via Andersonville Pike, a major collector road with a pavement width of 19 ft within a 30-33 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 1.5 du/ac
Planning Sector: North County **Plan Designation:** RL (Rural Living), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is rural in character and contains a mix of detached single family subdivisions off of side streets, multifamily residential developments, and large, undeveloped tracts.

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

Street: 8015 ANDERSONVILLE 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: No, this is not an extension.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: N/A
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:

Kelsey Bousquet

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with up to 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the Growth Policy Plan.

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1990s, the surrounding area has steadily transitioned from the A (Agricultural) zone to the PR (Planned Residential) zone with densities ranging from up to 2 du/ac to up to 4 du/a and the RA (Low Density Residential) zone.
2. Development trends in the vicinity have mainly been residential in nature. Single-family subdivisions with varying lot sizes and attached-dwelling developments have been constructed within 0.75 miles of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional land development methods that encourage more imaginative solutions to environmental design problems. A blue-line stream runs along the western property line of the subject property, and it is relatively steep, with slopes between 25% and 40% and above 40% (Exhibit B).
2. The PR zone also calls for compatibility with adjacent zones. The PR zone, with a density of up to 1.5 du/ac, is consistent with the surrounding zones, which include the A, RA, and PR zone with densities ranging from 1 to 4 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 AN AMENDMENT.

1. The proposed density of 1.5 du/ac could yield up to 3 lots. The requested density is compatible with the low-density residential developments in the area. As such, the rezoning is not anticipated to impact the surrounding area adversely.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction can begin. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Comprehensive Plan designates this property as the RL (Rural Living) place type, which allows for the consideration of the PR zone with a density of up to 1.5 du/ac.
2. The PR zone is partially related to the RL place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The rezoning meets the first one, as the allowed land uses in the PR zone align with the RL place type's preferred housing mix, which primarily features single-family homes on a wide range of lot sizes.
3. The subject property is within the Rural area of the Growth Policy Plan, but the Planned Growth Area is across the street. Most of the higher density PR zones cited earlier occur in the Planned Growth Area. The Growth Policy Plan limits density to up to 2 du/ac in the County's Rural Areas, so this request is consistent with the maximum density allowed.
4. The rezoning complies with Policy 4.3 of the Growth Policy Plan, which requires future residential

development in a rural area to have access to adequate utility and roadway infrastructure. The subject property is served by the Hallsdale-Powell Utility District for water and sewer services. It is accessed from Andersonville Pike, a striped major collector road with a 19-ft pavement width.
5. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The requested density of up to 1.5 du/ac aligns with the surrounding development, which consists of residential uses on varying lot sizes.

Action: Approved **Meeting Date:** 11/14/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the Growth Policy Plan.

Date of Approval: 11/14/2024 **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: 12/9/2024 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**