

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-F-24-RZ **Related File Number:**
Application Filed: 10/28/2024 **Date of Revision:**
Applicant: RANDY GUIGNARD

PROPERTY INFORMATION

General Location: Western terminus of Parkerhill Ln, northwest of N Parkridge Dr
Other Parcel Info.:
Tax ID Number: 60 P C 014 **Jurisdiction:** County
Size of Tract: 6.42 acres
Accessibility: Access is via Parkerhill Lane a local residential street with a 25-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 3 du/ac
Planning Sector: Northeast County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is at the edge of the Spring Place neighborhood, a single-family residential subdivision connected to the property by the stub-out of Parkerhill Lane. To the west is an active railroad line, and on the other side of the tracks is Loves Creek and a greenway trail.

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

Street: 0 PARKERHILL LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No.
History of Zoning: The parcel was approved for rezoning from A (Agricultural) to RA (Low Density Residential) in 2014 (10-E-14-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the PR (Planned Residential) zone with a density of up to 3 du/ac because it is consistent with surrounding development and amenities.

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 subject property is a forested parcel at the end of a stub out called Parker Hill Lane in the established single-family Spring Place subdivision. There has been a significant increase in residential development near this property to the north, and more intensive residential rezonings have occurred recently nearby to the west. A regional commercial node to the northwest has seen substantial commercial infill development and expansion as well.
2. Loves Creek is located near the property to the west, and there is a greenway trail leading to Spring Place Park to the southwest. The City of Knoxville has plans to expand this trail north around the commercial node.
3. These changing conditions and residential amenities support consideration of the requested PR (Planned Residential) zone at a density of 3 du/ac.

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

1. The PR zone is intended to provide development flexibility in response to environmental conditions on a property, such as undisturbed forest and steep slopes. More environmentally sensitive areas can be conserved by clustering residential density in the more suitable areas of a lot.
2. The subject property next to Loves Creek is entirely forested with approximately 40 ft change in topography. These conditions align with the intent of 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 requested density of 3 du/ac is less intensive than the residential development attainable with the existing RA (Low Density Residential) zone. The RA zone has a minimum lot size of 10,000 sq ft, which equates to approximately 4 du/ac.
2. Unlike the RA zone, the PR zone requires development plan review by the Planning Commission, which provides existing residents of the Spring Hill subdivision the opportunity to review and provide feedback on future development connecting to their subdivision.
3. With these considerations, the requested rezoning is not anticipated to have an adverse impact on the surrounding area.

THE 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 PR zone is partially related to the subject property's SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The lot meets the additional criteria required to be considered of partially related zones by being compatible with the current RA and RB (General Residential) zoning of the adjacent neighborhood.
2. This rezoning to the PR zone is consistent with Comprehensive Plan policies, including

Implementation Policy 2 to ensure that development is sensitive to existing community character and Policy 7 to encourage development practices that conserve and connect natural features and habitat.

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

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with a density of up to 3 du/ac because it is consistent with surrounding development and amenities.

Date of Approval: 12/12/2024 **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: 1/22/2025

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: