

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-F-25-RZ **Related File Number:**
Application Filed: 12/27/2024 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: South side of Hall Dr and Annis May Ln
Other Parcel Info.:
Tax ID Number: 118 185 **Jurisdiction:** County
Size of Tract: 9.69 acres
Accessibility: Access is via Hall Drive, a local street with 17-ft of pavement width within a 50-ft right-of-way. Access is also via Annis May Lane, a local street with 15-17-ft of 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 8.5 du/ac
Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is located in the Cedar Bluff area at the intersection of Hall Drive and Dutchtown Road. The subject property directly borders Webb School to the south, and the surrounding area features single-family residential development and a mobile home park. The property is approximately a mile from Pellissippi Parkway, Concord Park, and Dead Horse Lake Golf Course.

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

Street: 0 HALL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), CA (General Business)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 1998, a request to rezone the property from A (Agricultural) to RB (General Residential) was withdrawn (5-FF-98-RZ). In 1983, the property was part of a large government rezoning to add the TO overlay zone (12-FF-83-RZ), and the TO overlay zone was removed in a government rezoning in 1992 (10-W-92-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.): Withdraw per the applicant's request.

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. Nearby to the west there is significant ongoing office park and business park development, providing job hubs which may draw more residents to the area seeking closer proximity to employment. Multifamily residential development is anticipated at the intersection of Mabry Hood Road and Dutchtown Road.
- 2. These changing conditions support consideration of an increase in residential intensity at this location through the PR (Planned Residential) zone, where there is growing workforce opportunity and residential development.

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

- 1. The PR zone is intended to provide optional methods of land development that are responsive to environmental issues on a property. Residential density can be clustered in the more accommodating areas of a lot to preserve more environmentally sensitive areas.
- 2. The topographic information on KGIS reveals that there are five large closed contours on the lot, which could be evidence of sinkholes. Sinkholes can significantly impact the development potential of a site. Considering the size and quantity of potential sinkholes here, staff recommend limiting the density to no more than 5 du/ac, rather than the 8.5 du/ac requested. A 50-ft buffer area will be required around the outer rim of each closed contour unless a geotechnical study is provided that shows the closed contours are not sinkholes.

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. Hall Road and Annis May Lane are unstriped, narrow residential streets, but the property sits a very short distance from Dutchtown Road, which is a minor arterial street with sidewalks and a center turn lane.
- 2. There is a diverse mix of uses surrounding the lot, including a mobile home park, an auto salvage yard, an office warehouse, a landscaping company, a church, and single-family detached residences. Residential development at this location is not anticipated to have an adverse impact on surrounding properties.

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. PR at 5 du/ac is a partially related zone in the SMR (Suburban Mixed Residential) place type designation on this property in the Comprehensive Plan. It meets the criteria required of a partially related zone by being consistent with the secondary uses of the SMR place type, which contemplates

a greater mix of housing types including multiplexes and townhouses at a house-like scale. The PR zone at 5 du/ac would accomplish this, especially considering the clustering of density that is likely to occur with the geotechnical conditions on this lot.

2. Reducing the PR density from the requested 8.5 du/ac to the recommended 5 du/ac is consistent with the Comprehensive Plan's Implementation Policy 7, to encourage development practices that conserve and connect natural features and habitat. This lot is entirely wooded with natural sunken features that are not conducive to overdevelopment. A lower density reduces the pressure to overdevelop what appears to be an ecologically sensitive area.

Action: Withdrawn **Meeting Date:** 3/13/2025

Details of Action:

Summary of Action: Withdraw per the applicant's request.

Date of Approval: **Date of Denial:** **Postponements:** 2/13/2025,
3/13/2025

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/21/2025

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: