

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-C-20-RZ **Related File Number:**
Application Filed: 4/24/2020 **Date of Revision:**
Applicant: S & E PROPERTIES

PROPERTY INFORMATION

General Location: Southeast side of S. Northshore Dr. across from Branton Blvd., southwest of Wallace Rd.
Other Parcel Info.:
Tax ID Number: 133 N D 001 **Jurisdiction:** County
Size of Tract: 17.74 acres
Accessibility: S. Northshore Drive is a major arterial with a pavement width of approximately 19 feet and a right-of-way width of approximately 67 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:** 1-4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is a mix of single family homes of various lot sizes. Higher density residential neighborhoods are located off of Northshore on side streets, including one that contains townhouse units. There is a memory care assisted living facility across the street.

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

Street: 8512 S. Northshore Dr.
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: 9-F-18-RZ
Extension of Zone: Yes, PR zoning is adjacent to the northeast
History of Zoning: A request to rezone this property was withdrawn (# 9-F-18-RZ) before being heard at the Planning Commission meeting.

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: Michelle Portier

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and is compatible with the surrounding development.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (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 area has been transitioning towards residential zoning since the 1980's, with several rezonings from the Agricultural zone to the Planned Residential zone occurring since then.
2. This density is comparable to the RN-1 zone in the City, which is adjacent to this lot to the north.
3. Neighboring PR zones were approved with higher densities (8 du/ac and 15 du/ac), but are built out at a far lower density.

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

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

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 Hillside and Ridgetop Protection (HP) slope analysis recommends a density of 4.06 du/ac, resulting in 70 dwelling units, which is just under the threshold for a traffic impact analysis.
2. The site is a little over one mile by vehicle to Rocky Hill Elementary School so it is not in the Parental Responsibility Zone.
3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 Southwest County sector plan designation supports PR zoning with up to 5 du/ac in the Planned Growth Area of Knox County.
2. PR zoning is adjacent to the northeast and is across S. Northshore Drive.

Action: Approved

Meeting Date: 6/11/2020

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and is compatible with the surrounding development.

Date of Approval: 6/11/2020

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: 7/27/2020

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: