

# CASE SUMMARY

APPLICATION TYPE: TTCDA

## REZONING



File Number: 9-B-24-TOR

Related File Number:

Application Filed: 7/29/2024

Date of Revision:

Applicant: GREGORY DEE

### PROPERTY INFORMATION

General Location: Southeast side of George Light Rd, northeast of Solway Rd

Other Parcel Info.:

Tax ID Number: 89 122

Jurisdiction: County

Size of Tract: 2.12 acres

Accessibility: Access is via George Light Road, a minor collector street with a pavement width of 18-ft within a 47-ft right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land

Surrounding Land Use:

Proposed Use: N/A

Density:

Planning Sector: Plan Designation: SR (Suburban Residential), HP (Hillside Protection)

Growth Policy Plan:

Neighborhood Context:

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

Street: 0 George Light Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) @ 3 du/ac, TO (Technology Overlay), F (Floodway)

Former Zoning:

Requested Zoning: PR (Planned Residential) @ 2 du/ac, TO (Technology Overlay), F (Floodway)

Previous Requests:

Extension of Zone:

History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

**Planner In Charge:** Kelsey Bousquet

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Approve the PR (Planned Residential) zone at 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development. The TO (Technology Overlay) and F (Floodway) zones would be retained.

**Comments:** The subject property is currently zoned PR (Planned Residential) with up to 3 du/ac, A (Agricultural), TO (Technology Overlay), and F (Floodway). The request is for PR (Planned Residential) with up to 2 du/ac. The TO (Technology Overlay) and F (Floodway) zones would be retained.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning request at the September 12th meeting (9-Q-24-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. Growth Policy Plan:

a. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The lot sizes permitted with the requested rezoning support the intent of the Planned Growth Area.

2. Knox County Comprehensive Plan:

a. The subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. The housing mix that would be permitted with the requested density aligns with the preferred housing mix and styles in the SR place type.

b. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character. The lot sizes and uses allowed by the PR zone at a density of 1.5 du/ac are consistent with other residential developments in the area.

3. Zoning Ordinance:

a. The PR (Planned Residential) zone is intended to encourage more imaginative solutions to environmental design problems and is compatible with surrounding zones. The subject property is situated on a steep incline abutting Beaver Creek, with 25-40% slopes and above 40% ranges, according to the slope analysis (Exhibit B). It is also in a floodway and floodplain as determined by FEMA.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. Development in the surrounding area has gradually shifted from undeveloped agricultural lands to residential uses since 2003. The trend in significant development began with a 63-lot subdivision constructed 934 ft north of the subject property in 2004. Since then, four additional single-family subdivisions have been built within .31 miles of the subject property.

2. In 2022, a 49-unit subdivision was constructed 288 ft northwest of the subject property.

3. In 2020, Knox County established the Beaver Creek Water Trail, which runs along the property's eastern lot line.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. The recommended 1.5 du/ac density could yield a maximum of three lots, which is appropriate due to the sensitive environmental nature of the site and its proximity to Beaver Creek. The recommended density is consistent with the surrounding area, which consists of single-family dwellings in planned residential zones with varying densities between 1-4 du/ac.

2. The subject property is partially in a FEMA floodway and 100- and 500-yr floodplains. The floodway protections are meant to mitigate the impacts of development on the waterways. Site plans will be

required to comply with the Knox County Stormwater Ordinance.

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

**Details of Action:** Approve the PR (Planned Residential) zone at 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development. The TO (Technology Overlay) and F (Floodway) zones would be retained.

**Summary of Action:**

**Date of Approval:** 9/9/2024 **Date of Denial:** **Postponements:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:** **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:**