

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-Q-24-RZ
Application Filed: 7/30/2024
Applicant: GREGORY DEE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of George Light Rd, northeast side 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, Water
Surrounding Land Use:
Proposed Use: **Density:** 2 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), SP (Stream Protection), HP (Hill)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area is predominantly residential in nature, with undeveloped forested and agricultural land nearby. Solway Park is 50 ft west of the subject property. Beaver Creek runs along the eastern lot line of the property.

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: PR (Planned Residential) up to 3 du/ac, A (Agricultural), TO (Technology Overlay), F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential), TO (Technology Overlay), F (Floodway)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted.

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:

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 surrounding development. The TO (Technology Overlay) and F (Floodway) zones would be retained.

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. 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 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.

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

1. 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.
2. The TO (Technology Overlay) zone is intended to provide for physical development review in the Tennessee Technology Corridor Area. The TO zone requires TTCDA approval of all rezoning requests. This request will be heard at the September 9, 2024 TTCDA meeting (9-B-24-TOR).

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 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.
2. 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.
3. Before permitting can begin, the subject property must undergo a public review process and obtain Planning Commission approval by submitting a development plan. 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 subject property's place type is SR (Suburban Residential) in the Knox County Comprehensive Plan. Under the SR place type, the PR zone allows up to 1.5 units per acre and is considered a

partially related zone. Per Appendix H of the Comprehensive Plan, a partially related zone must satisfy additional criteria for approval. This property meets Criteria 2, that the zoning district be compatible with the current zoning of adjacent sites, which includes low-density zones such as RA (Low Density Residential) and PR up to 3 du/ac.

2. 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 units per acre are consistent with other residential developments in the area.

Action: Approved

Meeting Date: 9/12/2024

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 surrounding development. The TO (Technology Overlay) and F (Floodway) zones would be retained.

Date of Approval: 9/12/2024

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: 10/21/2024

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: