

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-B-19-RZ

Related File Number:

Application Filed: 11/2/2018

Date of Revision:

Applicant: DAVID NEELY

PROPERTY INFORMATION

General Location: East side of Ghiradelli Rd., south of Beaver Creek Dr., north of Wrens Creek Ln.

Other Parcel Info.:

Tax ID Number: 47 227

Jurisdiction: County

Size of Tract: 1.61 acres

Accessibility: Access is via Ghiradelli Rd., a local street, with a pavement width of 26 feet, and a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use: Residential

Density:

Sector Plan: North County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by single family residential neighborhoods along E. Beaver Creek Dr., with larger forested, vacant, agricultural lots along Dry Gap Pike near the steep sloped areas of Beaver Ridge.

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

Street: 910 Beaver Creek Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests: None noted

Extension of Zone:

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: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning provides for residential areas with low population densities consistent with the LDR (Low Density Residential) land use designation of the Northwest County Sector Plan.

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 Northwest County Sector is the most rapidly growing sector in Knox County.
2. Adjacent areas are zoned for residential uses, under zones RA, RB and PR up to 3-4 du/ac

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

1. RA zoning provides for residential areas with low population densities.
2. RA, RB and PR zoning is within 500 feet of the property.

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. Public water and sewer utilities are available in the area.
2. RA zoning for this 1.61 acre site does not pose any direct or indirect adverse effects.

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 Northwest County Sector Plan designates this site for low density residential (LDR) uses consistent with the recommended RA zoning.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Date of Approval: 1/10/2019

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: 2/25/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Withdrawn

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: