

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-C-19-RZ **Related File Number:**
Application Filed: 11/29/2018 **Date of Revision:**
Applicant: ROGER TOOLE

PROPERTY INFORMATION

General Location: West side of Asbury Road, south of Archie Weigel Lane.
Other Parcel Info.:
Tax ID Number: 96 22.01 **Jurisdiction:** County
Size of Tract: 20.75 acres
Accessibility: Access is via Asbury Road a minor arterial with a pavement width of 19 feet and a right-of-way width of 40 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant
Surrounding Land Use:
Proposed Use: Agriculture **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside and R
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is adjacent to the Holston River and is largely agricultural, vacant, single family residential and rural residential. Forested areas and steep slopes bound the property from the quarrying and industrial uses at the Forks of the River industrial park.

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

Street: 2305 Asbury Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning: A (Agricultural)
Requested Zoning: A (Agricultural)
Previous Requests: 5-O-93-RZ: Rezoned from A (Agriculture) to RA (Low Density Residential) with parcel 096 02206
Extension of Zone: Properties to the south and west of the site are also zoned A (Agricultural)
History of Zoning: 5-O-93-RZ: A to RA

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 A (Agricultural) zoning.

Staff Recomm. (Full):

A (Agricultural) zoning is compatible with the surrounding zoning and land uses adjacent to the property and the sector plan designation of LDR (Low Density Residential) for the area.

Comments:

REZONING REQUIREMENTS FROM THE ZONING ORDINANCE (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 population growth for East Knox County continues to be relatively low in comparison to Knox County overall.
2. The proposed A zone allows less density than the existing RA zone.

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

1. The A zone allows for a wide range of agricultural and related uses, including residential uses with low population densities and other compatible uses with generally require large areas or open spaces.

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. A zoning for this site is an extension of the existing surrounding A zoning.
2. A zoning 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 East County Sector Plan designates this site for low density residential (LDR) uses consistent with the recommended A 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:

Denied

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

DENY A (Agricultural) zoning.

Date of Approval:

Date of Denial: 1/10/2019

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: