

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-C-22-RZ                      **Related File Number:**  
**Application Filed:** 11/1/2021              **Date of Revision:**  
**Applicant:** ROBERT CAMPBELL

## PROPERTY INFORMATION

**General Location:** Northeast side of Harrell Lane, northeast of Skylark Road intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 28 26301                      **Jurisdiction:** County  
**Size of Tract:** 1.02 acres  
**Accessibility:** Access is via Harrell Lane, a local street, with a pavement width of 27-ft within a right-of-way width of 54-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:** up to 5 du/ac  
**Sector Plan:** North County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is primarily a mix of single family residential lots zoned RA, PR and A.

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

**Street:** 4608 Harrell Ln.  
**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:**  
**Extension of Zone:** Yes  
**History of Zoning:** 11-E-01-RZ: A to RA (Withdrawn)

## 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.):

Approve RA (Low Density Residential) because it is compatible with the surrounding development.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The area has been transitioning to low density residential lots since the late 1970s.

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

1. The RA (Low Density Residential) zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

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. No adverse effects are anticipated from the addition of low density residential lots under the RA (Low Density Residential) zone district.

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. RA zoning is compatible with the existing LDR (Low Density Residential) land use classification for the North County Sector Plan and is not in conflict with any other plans.

Action:

Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) because it is compatible with the surrounding development.

Date of Approval:

1/13/2022

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: 2/22/2022

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:

