

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-D-21-RZ **Related File Number:**
Application Filed: 11/25/2020 **Date of Revision:**
Applicant: SAVANNAH HERMOSILLO

PROPERTY INFORMATION

General Location: North side of W. Emory Rd., east of Willow Park Ln.
Other Parcel Info.:
Tax ID Number: 77 140 **Jurisdiction:** County
Size of Tract: 1.8 acres
Accessibility: Access is via W. Emory Road, a Major arterial with a pavement width of 28 feet within a right-of-way width of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is primarily low density residential with some remaining large, agricultural lots with single family homes.

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

Street: 7529 W. Emory Rd.
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:
Extension of Zone: Yes, RA is adjacent to the east and north.
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.):

Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan's Low Density Residential designation and with the surrounding development and adjacent zoning.

Staff Recomm. (Full):

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 COUNTY GENERALLY:

1. The adjacent parcel to the west was rezoned to PR (Planned Residential) up to 3 dwelling units per acre in 2016, leaving this parcel wedged between two zone districts that have allowed subdivision of residential lots less than 10,000 square feet in size. The property to the east is zoned RA (Low Density Residential) and this request permits a similar development pattern to the adjacent properties.

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.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. If rezoned to RA and developed with sewer service, lots may be as small as 10,000 sq. ft., which could accommodate up to 7 single family residential lots.
2. Any forthcoming subdivision for single family residential development under the recommended RA zone district would not require a traffic impact analysis and would generate a maximum estimated yield of 3 additional students for the Karns schools.

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 designation supports RA zoning in the LDR (Low Density Residential) area of the Planned Growth Area of Knox County.
2. This rezoning is consistent with all other adopted plans.

Action:

Approved

Meeting Date: 1/14/2021

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan's Low Density Residential designation and with the surrounding development and adjacent zoning.

Date of Approval:

1/14/2021

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: 2/22/2021

Ordinance Number:

Disposition of Case: Approved

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: