

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-D-22-RZ **Related File Number:**
Application Filed: 11/10/2021 **Date of Revision:**
Applicant: ZARAH G. BATES

PROPERTY INFORMATION

General Location: Southeast end of Elna Marie Drive, east of Bagwell Road intersection
Other Parcel Info.:
Tax ID Number: 61 K B 003 **Jurisdiction:** County
Size of Tract: 18.81 acres
Accessibility: Access is via Elna Marie Drive, a local street, with a pavement width of 31-ft, within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is comprised of primarily single family residential neighborhoods and large, vacant, forested, steep sloped land within a half mile of Asheville Highway.

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

Street: 7040 Elna Marie Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes, A is adjacent.
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: Levan King Cranston

Staff Recomm. (Abbr.): Approve A (Agricultural) zoning because it is an extension of zoning and is consistent with the sector plan's LDR (Low Density Residential) land use classification.

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. This property was included in an approved concept plan in 2006. However, it was never developed. The applicant would like to rezone this property back to the original A zoning for the purpose of allowing agricultural specific uses on the property.
- 2. There are no substantial change in conditions, however the proposed amendment is consistent with the neighborhood character, and sector plan land use classification in this area. In addition, there is a blue line stream and pond located on the property. A zoning is appropriate given these topographic development constraints.

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

- 1. This zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. This property is 18.81 acres in size, and meets the dimensional standards for A zoning.
- 2. This area is comprised of low residential densities and large tracts of open and forested land.

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. The proposed rezoning is effectively a downzoning which reduces the development potential of the property, therefore reducing the possibility for adverse effects caused by the addition of new residents.
- 2. Properties in this area are zoned RA and A; it is not anticipated that the addition of more A zoning will cause any adverse impacts.

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 proposed rezoning request is consistent with the sector plans's LDR (Low Density Residential) and HP (Hillside Protection) land use classification.
- 2. The proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 1/13/2022

Details of Action:

Summary of Action: Approve A (Agricultural) zoning because it is an extension of zoning and is consistent with the sector plan's LDR (Low Density Residential) land use classification.

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

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: