

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-E-19-RZ **Related File Number:**
Application Filed: 11/29/2018 **Date of Revision:**
Applicant: KATHLEEN MCGOVERN

PROPERTY INFORMATION

General Location: South side of Cate Road, east of Black Ferry Road.
Other Parcel Info.:
Tax ID Number: 66 69.03 **Jurisdiction:** County
Size of Tract: 0.48 acres
Accessibility: Access is via Cate Road, a minor collector, with a 17' pavement width within a right-of-way width of 50' to 60'.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside & Rid
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is a mix of single family residential, rural residential and agricultural uses bordering Anderson County.

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

Street: 6714 Cate 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: 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 for the 0.47 acre site is compatible with the surrounding zoning and consistent with the LDR (Low Density Residential) sector plan designation.

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. The requested zoning is consistent with the surrounding residential and low density land uses.

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. 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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. Additional RA zoning is within 500' of this property.
- 3. There should be minimal impact to the surrounding area and no adverse effects to any other part of Knox County.

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 proposed LDR (Low Density Residential) uses for the site, consistent with the requested RA zoning.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. The proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE RA (Low Density Residential) district 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

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: