

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-H-21-RZ
Application Filed: 11/30/2020
Applicant: FORRESTER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of E. Governor John Sevier Hwy., north of French Rd.
Other Parcel Info.:
Tax ID Number: 111 048 **Jurisdiction:** County
Size of Tract: 84 acres
Accessibility: Access is via East Governor John Sevier Highway, a major arterial, with a pavement width of 43 feet within a right-of-way of 112 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: South County **Sector Plan Designation:** AG
Growth Policy Plan:
Neighborhood Context: The area is characterized by large, rural, agricultural lots with forested steep slopes. A single family residential neighborhood is nearby and adjacent to the French Broad River.

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

Street: 1508 E. Governor John Sevier Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) & CA (General Business)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes
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 A (Agricultural) zoning, because it is consistent with the South County Sector Plan's AG (Agricultural) and the HP (Hillside Protection) overlay.

Staff Recomm. (Full):

Approve A (Agricultural) zoning, because it is consistent with the South County Sector Plan's AG (Agricultural) and the HP (Hillside Protection) overlay.

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 existing RA (Low Density Residential) zoning is inconsistent with the Knoxville-Knox County Growth Policy Plan, as well as the South County Sector Plan.

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

1. The Knox County Zoning Ordinance describes A zoning as intended to provide 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.

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. Approximately 83 acres of the 87.8 acre parcel is within the HP (Hillside Protection) area of the sector plan.

a. The existing RA (Low Density Residential) zoning could possibly yield a density of 4.4 du/ac (382 lots on 87 acres) for single family residential, if sewer is provided, without sewer the maximum density could be 2.2 du/ac (191 lots on 87 acres).

b. Duplexes may be permitted as a use-on-review in the existing RA (Low Density Residential) zoning and could yield a density up to 7.3 dwelling units per acre with sewer.

c. The slope analysis resulted in a density of 1.09 du/ac over the 87.8 acres. This would result in approximately 95.7 dwellings.

d. The requested A (Agricultural) zoning could possibly yield a density of 1 du/ac (88 lots on 88 acres) for single family residential, however, duplexes are allowed by right in the A zone at a density of 1 duplex per 2 acres and could yield up to 44 duplexes or 88 total dwelling units.

e. The applicant's requested A zoning provides for less residential development potential than the current RA zoning.

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 requested zoning is consistent with the sector plan's A (Agricultural) and HP (Hillside Protection) designation, which allows A zoning within Rural Areas of the Growth Policy Plan in the County.

Action:

Approved

Meeting Date: 1/14/2021

Details of Action:

Approve A (Agricultural) zoning for the portion of the property zoned RA (Low Density Residential), because it is consistent with the South County Sector Plan's AG (Agricultural) and the HP (Hillside Protection) overlay.

Summary of Action: Approve A (Agricultural) zoning for the portion of the property zoned RA (Low Density Residential), because it is consistent with the South County Sector Plan's AG (Agricultural) and the HP (Hillside Protection) overlay.

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

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: