

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-L-25-RZ
Application Filed: 11/26/2024
Applicant: MOLLY HUGHES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Mine Rd, north of Fox Creek Way
Other Parcel Info.:
Tax ID Number: 42 18402 (PART OF) **Jurisdiction:** County
Size of Tract: 1.06 acres
Accessibility: Access is via Mine Road, a minor arterial with a pavement width of 23 feet within a public right-of-way with a width which varies between 55 feet and 63 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northeast County **Plan Designation:** RC (Rural Conservation), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has a rural feel and is characterized by undeveloped land and single family dwelling units on large rural lots.

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

Street: 2425 MINE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I (Industrial)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes, this is an extension of the A zoning.
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: Whitney Warner

Staff Recomm. (Abbr.): Approve A (Agricultural) zoning because of the change in conditions in the area.

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 COUNTY GENERALLY:

1. This area is mainly rural and agricultural in character. This area has been zoned for industrial activities for decades. Since 1982, many properties in the direct vicinity have been rezoned from Industrial to Agricultural and the development pattern has remained agricultural and large lot, single family residential.

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

1. The A (Agricultural) zone is 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. This addition of more A (Agricultural) zoned land should not have any adverse effects to the area.

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 A zoning is directly related to the RC (Rural Conservation) place type. Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space.
2. This rezoning request is consistent with Implementation Policy 2, ensure that development is sensitive to existing community character. This rezoning to A is consistent with the land uses and development pattern surrounding the subject property.
3. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

Action: Approved

Meeting Date: 1/9/2025

Details of Action:

Summary of Action: Approve A (Agricultural) zoning because of the change in conditions in the area.

Date of Approval: 1/9/2025

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: 2/24/2025

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: