CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	1-S-23-RZ
Application Filed:	11/28/2022
Applicant:	NED FERGUSON

Related File Number: Date of Revision:

PROPERTY INFORMATION

General Location:	East side of Pelleaux Rd, south of Windy Knoll Dr		
Other Parcel Info.:			
Tax ID Number:	38 050,049,049.01	Jurisdiction:	County
Size of Tract:	2.57 acres		
Accessibility:	Access is via Pelleaux Rd, a major collector with a 18-ft pavement width within a 70-ft right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Agriculture/Forestry/Vacant Land, Public/Quasi Public Land		
Surrounding Land Use:			
Proposed Use:			Density:
Sector Plan:	North County	Sector Plan Designation: LDR (Low Density	Residential)
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	The area is primarily single family residential with large agricultural lots.		

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

0 PELLEAUX RD

Location:

Street:

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
History of Zoning:	Use on review for a child day care center in 1996 and another use on review for child day care center for up to 80 children in 2000.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

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	I AND DISPOSITION	
Planner In Charge:	Whitney Warner			
Staff Recomm. (Abbr.):	Approve the RA development an		e because it is consistent with the surrounding	
Staff Recomm. (Full):				
Comments:			G ORDINANCE, ARTICLE 6.30.01: THE FOLLOWING NINGS (must meet all of these):	;
	CHANGED OR COUNTY GENE	CHANGING CONDITIONS IN [•] RALLY:	ECESSARY BECAUSE OF SUBSTANTIALLY THE AREA AND DISTRICTS AFFECTED, OR IN THE	
	family residentia 2. The proposed	al since late 1990s.	as seen a moderate transition from agricultural to sing zoning would serve as a minor extension of the RA	le
		D AMENDMENT SHALL BE C	ONSISTENT WITH THE INTENT AND PURPOSE OF	
	intended to be d to the residentia	lefined and protected from enc I environment.	areas with low population densities. These areas are roachment of uses not performing a function necessar	
	Rezonings 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.			
			ADVERSELY AFFECT ANY OTHER PART OF THE RECT ADVERSE EFFECTS RESULT FROM SUCH	
	RA is consistent 2. This extension	with the land uses and develo	esidential and agricultural land uses. This rezoning to pment pattern surrounding the subject property. ial) zoned acreage should not have any adverse effect	
	GENERAL PLAI MAJOR ROAD I	N OF KNOXVILLE AND KNOX PLAN, LAND USE PLAN, COM	ONSISTENT WITH AND NOT IN CONFLICT WITH TH COUNTY, INCLUDING ANY OF ITS ELEMENTS, IMUNITY FACILITIES PLAN, AND OTHERS: I Plan or any other adopted plans.	ΗE
Action:	Approved		Meeting Date: 1/12/2023	
Details of Action:				
Summary of Action:	Approve the RA development an		e because it is consistent with the surrounding	
Date of Approval:	1/12/2023	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publ	ication?: 🔲 Action Appealed?:	
	LEGIS	LATIVE ACTION AND	DISPOSITION	

Legislative Body:Knox County CommissionDate of Legislative Action:2/21/2023

Date of Legislative Action, Second Reading: 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: