# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number: 1-U-23-RZ Related File Number:

Application Filed: 11/28/2022 Date of Revision:

Applicant: TIMOTHY ZACHARY

#### PROPERTY INFORMATION

**General Location:** South side of Hillside Ave, east of Overland St,

Other Parcel Info.:

Tax ID Number: 42 G B 002.04 Jurisdiction: County

Size of Tract: 1.09 acres

Access ibility: Access is via Hillside Avenue, a local street with a pavement width of 18-ft within a right-of-way width of

31-ft. Access is also via Thorncrest Drive, a local street with a pavement width of 22-ft within a right-of-

way width of 31-ft.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Single Family Residential

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** This area is a mix of A (Agricultural) zoned lots with a average lot sizes approximately a half-acre in

size and RA (Low Density Residential) zoned lots with lot sizes that are smaller than 12,000-sqft.

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

Street: 9018 HILLSIDE AVE

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:** 

Extension of Zone: Yes, RA is adjacent

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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**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

Liz Albertson Planner In Charge:

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is consistent with adjacent development.

Staff Recomm. (Full):

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING Comments:

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 area is within the Planned Growth Area of the Growth Policy Plan. In 2005, the adjacent parcel was rezoned to RA from A allowing the property to be subdivided into smaller lots.
- 2. This rezoning is a minor extension of the existing RA zoning, adjacent to the east.

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

- 1. The RA zone is intended to provide for or residential areas with low population densities.
- 2. The RA zone allows minimum lot sizes of 10,000-sqft if sewer is provided. The subject property is approximately 1 acre in size and the RA zone may be able to accommodate up to 4 dwelling units total, if other standards of the zone and subdivision regulations can also be met.

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. There are no negative impacts anticipated from the proposed rezoning. This is a minor extension of the existing RA zone district.

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 RA rezoning is consistent with the existing LDR sector plan designation for the property.
- 2. The proposed rezoning is compatible with the subject property's location in the Planned Growth Area of the Growth Policy Plan.
- 3. Rezoning is not in conflict with any other adopted plans or policies.

Action: Approved Meeting Date: 1/12/2023

**Details of Action:** 

**Summary of Action:** Approve RA (Low Density Residential) zoning because it is consistent with adjacent development.

Date of Approval: Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Commission** 

1/12/2023

Date of Legislative Action: 2/21/2023 Date of Legislative Action, Second Reading:

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Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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