

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHEAST COUNTY SECTOR PLAN AMENDMENT



File Number: 10-B-20-RZ **Related File Number:** 10-B-20-SP
Application Filed: 8/14/2020 **Date of Revision:**
Applicant: E. LUKE GREENE

PROPERTY INFORMATION

General Location: North side of Saylor's Ford Rd., southeast of Fish Trap Ln.
Other Parcel Info.:
Tax ID Number: 42 19575 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Saylor's Ford Rd is a local road with a 14-ft pavement width inside a 50-ft right-of-way. The road does get narrower than 14 feet in some places.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is very rural with wide open spaces and a scattering of barns. There are several large, vacant lots adjacent to this lot. The Holston River wraps around this area to the south and east.

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

Street: 1308 Saylor's Ford 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, agricultural zoning is across the street to the southwest.
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: AG (Agricultural)

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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve A (Agricultural) zoning because it is consistent with the surrounding area and would allow uses more compatible with the trend in development.

Staff Recomm. (Full):

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. There have been no significant changes in this area that would prompt a rezoning. However, the requested A zoning would allow development consistent with the existing surrounding development, which consists of large-lot single family dwellings that are zoned A (Agricultural) and small-lot, single family residential dwellings zoned RA (Low Density 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. The area is largely rural in character and many surrounding properties are zoned Agricultural. The property is 1 acre in size, which is consistent with A zone requirements for single family development.
- 2. This addition of more A (Agricultural) zoned acreage should not have any adverse effects on any other parts of the county.
- 3. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.

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 existing Industrial zoning is in conformance with the Northeast County Sector Plan's LI (Light Industrial) designation. However, the industrial land use and zoning abuts residential uses, and the two are not compatible. This area should be investigated further during the Northeast County Sector Plan update.
- 2. This rezoning is not conflict with the General Plan, the Growth Plan, or any other adopted plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve A (Agricultural) zoning because it is consistent with the surrounding area and would allow uses more compatible with the trend in development.

Date of Approval:

10/8/2020

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: 11/16/2020

Date of Legislative Action, Second Reading: 12/21/2020

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Approved

If "Other": Applicant did not attend

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: