

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-C-23-RZ                      **Related File Number:**  
**Application Filed:** 8/15/2023              **Date of Revision:**  
**Applicant:** MILES MORRISON

## PROPERTY INFORMATION

**General Location:** South side of Cabbage Dr at the western Dove Wing Ln terminus.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 11208                      **Jurisdiction:** County  
**Size of Tract:** 10.51 acres  
**Accessibility:** Access is via Dove Wing Ln, a local road with a 26-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The surrounding properties are zoned A (Agricultural) and PR (Planned Residential) 1-3 du/ac to the southeast.

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

**Street:** 8255 DOVE WING LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) 3 du/ac  
**Former Zoning:** None noted.  
**Requested Zoning:** A (Agricultural)  
**Previous Requests:**  
**Extension of Zone:** Yes, it is an extension of the A zone.  
**History of Zoning:** Rezoned from A to PR up to 3 du/ac in 2007 (File # 8-1-07-RZ)

## PLAN INFORMATION (where applicable)

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

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding development.

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 transitioning in two distinct ways: reverting back to agricultural zoning and building subdivisions with detached single family homes. The property to the east was downzoned from PR to A in 2022 (Case # 6-F-22-RZ). The property to the north was platted into three parcels ranging in size from 2.73 to 6.73 acres in 2011. To the south, a 97-lot subdivision was approved in 2004 (Case # 8-SB-04-C and 8-D-04 UR) with a density of 1-3 du/ac.

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

1. The A zone provides for residential areas with very low population densities up to 1 du/ac. The uses and lot sizes allowed in the A zone are consistent with development in the area.

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 property is in an area with a mix of residential zones and densities. Surrounding zones include the A zone and PR zone with up to 4 du/ac. Surrounding lot sizes range from 8,000 sf to 6 acres.
- 2. Access to the nearest minor collector street is through the Solomon Place Subdivision to Hill Road approximately .55 miles to the east.
- 3. The A zone has a minimum lot size of approximately 1 du/ac. Built at maximum capacity, this property could be developed with up to 10 lots.
- 4. The site is sloped and within the Hillside and Ridgetop Protection zone. Slopes are mostly under 25%, though there are slopes 25% or greater along the northern 3rd of the property near Allen Branch Creek. The slope analysis indicates an advisable disturbance budget of 3.1 acres for an advisable 5.7 developable acres.
- 5. Site plans are required to meet the requirements of the Knox County Stormwater Ordinance.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the A zone in the Planned Growth Areas of the Growth Policy Plan.
- 2. The rezoning is consistent with the General Plan's development policy 6.3 that encourages development in areas with the fewest environmental constraints. The subject property is constrained with steep slopes and Allen Branch Creek. Downzoning to the A zone will restrict more intense development.

Action:

Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action:

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding development.

Date of Approval: 10/5/2023

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: 11/20/2023

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: