

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-G-23-RZ **Related File Number:**
Application Filed: 8/21/2023 **Date of Revision:**
Applicant: BRIAN A. FREDERICK

PROPERTY INFORMATION

General Location: South side of Westland Dr, east of Gothic Manor Ln
Other Parcel Info.:
Tax ID Number: 133 038 **Jurisdiction:** County
Size of Tract: 2.14 acres
Accessibility: Access is via Westland Dr, a minor arterial with a 21-ft pavement width within an 88-ft right-of-way. As an alternative, Sand Trap Ln can be extended as planned at the terminus of the existing road.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding properties are single family residential homes with densities ranging from 1 - 5 du/ac.

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

Street: 8500 WESTLAND DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) up to 5 du/ac
Former Zoning: 8-A-18-RZ (8/9/2018) A - PR up to 5 du/ac
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: No, but the RA zone is within close proximity.
History of Zoning: In 2018, a sliver of the property at the rear was rezoned from A to PR up to 5 du/ac along with the adjacent properties to the south. (8-A-18-RZ)

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 AND DISPOSITION

Planner In Charge: Naomi Hansen

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the 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. The surrounding properties have been transitioning steadily from A zoning to PR with densities of up to 5 du/ac since the late 1980s.
- 2. This is one of the few vacant parcels to be subdivided along Westland Rd.

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

- 1. The RA zone provides for residential development with up to 4 du/ac with minimum lot sizes of 10,000 sq. ft. The densities within the RA zone are consistent with surrounding development.

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, similar to what is proposed.
- 2. Built out at capacity, the development could include up to 9 lots for single-family residential homes with 10,000 sq ft minimum lot sizes.
- 3. Site plans would be 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 Southwest County Sector Plan, which allows consideration of the RA zone in the Planned Growth Boundary of the Growth Policy Plan.
- 2. The rezoning is consistent with the General Plan's development policy 4.5 - Avoid creating small, isolated pockets of residential development; encourage neighborhoods large enough to support cost-effective provisions of community facilities and services and maintain a strong residential quality and stability.
- 3. The rezoning is consistent with the General Plan's development policy 8.1 to develop infill housing on vacant lots and redevelopment parcels.

Action: Approved

Meeting Date: 10/5/2023

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the 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

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: