

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-J-20-RZ

Related File Number:

Application Filed: 8/21/2020

Date of Revision:

Applicant: JAMIE L. DAVIS

PROPERTY INFORMATION

General Location: South side of Tipton Station Rd., west of Goddard Rd.

Other Parcel Info.: This request is to allow a subdivision of the property with a portion remaining under 1 acre (which is not allowed in the A (Agricultural) zone).

Tax ID Number: 148 05201

Jurisdiction: County

Size of Tract: 2.57 acres

Accessibility: Access is via Tipton Station Road a major collector with a 19.5 foot pavement width within a right of way of 88 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: South County

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is largely a mix of single family residential and rural residential along Tipton Station Road with several large agricultural/forestry/vacant lots surrounding the smaller parcels along the roadway.

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

Street: 2728 Tipton Station Rd.

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: No

History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Liz Albertson

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) zoning.

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. This area is within the Planned Growth Area of the Growth Policy Plan and is designated Low Density Residential in the South County Sector Plan.
2. The provision of sewer service in this area makes residential development at a density greater than one dwelling unit per acre more feasible.

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

1. The RA zone district provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. In areas where sanitary sewer is provided a minimum lot size in the RA zone district for one dwelling unit is 10,000 square feet.

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 rezoning at this location to RA should not have any adverse impacts, particularly because several of the existing lots along Tipton Station are already smaller than what is permitted by the A (Agricultural) zone district, which has a minimum lot size of one acre (43,560 square feet).

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. This amendment is not in conflict with any adopted plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) zoning.

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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: