

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-J-22-RZ **Related File Number:**
Application Filed: 8/22/2022 **Date of Revision:**
Applicant: BRANDON WHITE

PROPERTY INFORMATION

General Location: West side of Draeger Ln, south of E Governor John Sevier Hwy, north of Kimberlin Heights Rd
Other Parcel Info.:
Tax ID Number: 125 I A 012.01 **Jurisdiction:** County
Size of Tract: 21481 square feet
Accessibility: Access is via Draeger Ln, a local street with a 14-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family 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 developed with single family residential, rural residential, and office-warehouse uses in the A, PR, PC, and CB zones.

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

Street: 7507 Draeger Ln.
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

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the RA (Low Density Residential) 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 CITY/COUNTY GENERALLY:

- 1. This area has been transitioning from agricultural to residential land use, with PR (Planned Residential) zoning adjacent to the south with a maximum potential density of 5 du/ac, however, it is only subdivided into 4 lots at approximately 1.6 du/ac.
- 2. Many of the surrounding residential lots in the A (Agricultural) zone are nonconforming to the 1 acre minimum lot size in the A zone and are more consistent with the RA zone.

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

- 1. The RA zone is intended for residential areas with low population densities. This definition reflects the existing residential intensity of many parcels surrounding the subject property.
- 2. The size of the property is currently nonconforming to the A (Agricultural) zone because it is less than 1 acre in size. If rezoned to RA, the property size will be conforming.

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 proposed RA zone is not anticipated to cause any adverse impact on surrounding areas. The property cannot be subdivided into smaller lots without obtaining new access through adjacent properties.

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 RA zone is consistent with the South County Sector Plan's LDR (Low Density Residential) land use designation for the property.
- 2. The property is within the Planned Growth Area of the Growth Policy Plan.
- 3. The proposed rezoning is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 10/6/2022

Details of Action:

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

Summary of Action:

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

Date of Approval:

10/6/2022

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: 11/21/2022

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: