

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-Q-20-RZ **Related File Number:**
Application Filed: 8/24/2020 **Date of Revision:**
Applicant: SERGIV COJOCARI

PROPERTY INFORMATION

General Location: East side of Johnson Rd., north of Schaad Rd.
Other Parcel Info.:
Tax ID Number: 79 059 **Jurisdiction:** County
Size of Tract: 4.6 acres
Accessibility: Access is via Johnson Road, a local street, with a pavement width of 15.5 feet within a right-of-way of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is primarily a mix of single family residential and agriculture/forestry/vacant parcels surrounding Amherst Elementary and it is within the PRZ (Parental) Responsibility Zone) of the school.

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

Street: 3240 Johnson 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 because it is consistent with surrounding development and consistent with the Northwest County Sector Plan.

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 Urban Growth Boundary for the City of Knoxville within the Growth Policy Plan and is designated Low Density Residential in the Northwest County Sector Plan.
2. This area is within the Parental Responsibility Zone (PRZ) for Amherst Elementary school.
3. The population of Knox County continues to grow and additional opportunities for residential development are needed.

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,
2. The frontage of this parcel along Johnson Road is within a 100 year 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. 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 because it is consistent with surrounding development and consistent with the Northwest County Sector Plan.

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: