

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-A-19-RZ

Related File Number:

Application Filed: 8/30/2019

Date of Revision:

Applicant: TOM PHILLIPS

## PROPERTY INFORMATION

**General Location:** South of Millertown Pike and north of Rutledge Pike, on the east side of Ellistown Road

**Other Parcel Info.:**

**Tax ID Number:** 51 072 **Jurisdiction:** County

**Size of Tract:** 1.97 acres

**Accessibility:** Ellistown Road is a major collector with a pavement width of approximately 17 feet and a right-of-way width of 43 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single Family Residential; vacant parcel

**Surrounding Land Use:**

**Proposed Use:** Two single family homes on 2 lots (applicant will subdivide property if this request is approved) **Density:** 1.02 du/ac

**Sector Plan:** Northeast County **Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** This area is very rural. Surrounding properties are large lots with single-family homes. Some homes have what appear to be small stables and fenced in properties.

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

**Street:** 2500 Ellistown Road

**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:** None noted for this property

**Extension of Zone:** No

**History of Zoning:** None noted for this property

## 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:

Michelle Portier

Staff Recomm. (Abbr.):

Approve RA (Low Density Residential) zoning.

Staff Recomm. (Full):

Approve RA (Low Density Residential) zoning because it is consistent with the LDR plan designation, which allows RA zoning and up to 5 du/ac in the Planned Growth Area.

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. There are no substantially changed conditions in the area that would prompt a rezoning. However, the proposed development is in character with surrounding development.

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

1. The proposed amendment to RA (Low Density Residential) zoning is intended 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. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.
3. No more than one dwelling unit per lot is allowed; duplex dwelling units are permitted under the use on review process under the provisions of subsection 5.11.03.
4. Single family houses require a lot area minimum of 10,000 square feet when sewer service is provided. Duplexes require a lot area minimum of 12,000 square feet when sewer service is provided.

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 applicant would like to subdivide this parcel into 2 lots and build a single-family dwelling unit on each lot. The resulting density would be 1.02 du/ac.
2. The existing parcel has a road frontage of 214 feet, which is sufficient for both lot widths to meet the RA guidelines.
3. The Agricultural zone requires a 1-acre minimum lot size. The property is 1.96 acres. The resulting lot sizes would likely be similar to some of the lots in the area.
  - a. Lot sizes on Millertown Pike (near intersection with Millertown Pike): 0.43 ac., 0.45 ac., 1.02 ac., 1.96 ac.
  - b. On Ellistown Rd, across the street: 0.86 ac., 1.17 ac., 0.81 ac., 0.99 ac., 1.56 ac., 10.89 ac.
  - c. On Ellistown Rd, same side of the street: 7.56 ac., 8.71 ac., and 8.85 ac.

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 property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
2. The LDR sector plan designation allows up to 5 du/ac in the Planned Growth and Urban Growth areas in the County, so the requested zone is consistent with the density allowed by the sector plan.

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action:

The Planning Commission recommended approval of RA (Low Density Residential) zoning.

Date of Approval: 11/14/2019

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: 12/16/2019

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: