

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-B-21-RZ **Related File Number:**
Application Filed: 9/17/2021 **Date of Revision:**
Applicant: SUSAN M. WATSON

PROPERTY INFORMATION

General Location: Northeast side of terminus of Elna Marie Drive due east of Susan Renee Lane
Other Parcel Info.:
Tax ID Number: 61 K B 002 **Jurisdiction:** County
Size of Tract: 15 acres
Accessibility: Access is via Elna Marie Drive, a local street, with a pavement width of 31-ft, within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area is comprised of primarily single family residential neighborhoods and large, vacant, forested, steep sloped land within a half mile of Asheville Highway.

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

Street: 7035 Elna Marie Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: A (Agricultural)
Previous Requests:
Extension of Zone: Yes, A is adjacent.
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 A (Agricultural) zoning because it is consistent with the sector plan designation for this area.

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 property is within the steep sloped forested area with streams running through the property as well and is better suited for A (Agricultural) zoning than the existing RA (Low Density Residential) zoning.

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

- 1. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
- 2. This area is comprised of low residential densities and large tracts of open and forested land.

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 rezoning is effectively a downzoning, reducing the residential development potential of the property, thereby decreasing the potential for adverse impacts caused by the addition of new residents.

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 recommended A zone district is consistent with the LDR (Low Density Residential) & HP (Hillside Protection) land use classification.
- 2. The amendment is in compliance with all other adopted plans.

Action: Approved

Meeting Date: 11/10/2021

Details of Action:

Summary of Action: Approve A (Agricultural) zoning because it is consistent with the sector plan designation for this area.

Date of Approval: 11/10/2021

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: 12/20/2021

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: