

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-D-19-RZ **Related File Number:**
Application Filed: 9/26/2019 **Date of Revision:**
Applicant: ELIZABETH ALLMAN

PROPERTY INFORMATION

General Location: North side of Nickle Rd., northeast of Nickle Ln.
Other Parcel Info.:
Tax ID Number: 79 10402 **Jurisdiction:** County
Size of Tract: 1.06 acres
Accessibility: Access is via Nickle Road, a minor collector with a pavement width of 15 feet within a right of way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: LDR (Low Density Residential)
Surrounding Land Use:
Proposed Use: Residence (to subdivide into 2 lots & add additional house) **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The surrounding area consists primarily of larger lot agricultural zoned parcels with RA zoned areas just to the south and RB zoned areas to the north.

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

Street: 5321 Nickle 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):

Staff recommends approval of RA zoning because it is consistent with the sector plan designation of LDR for this property. The area is also part of the Urban Growth Boundary for the Growth Policy Plan.

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. While much of the immediate area is A zoning, the surrounding areas have transitioned to Low Density Residential zones, including RA, R-1 (City) and RP-1 (City). As part of the Urban Growth Boundary, this area is expected to see an increase in residential density and was thusly designated as Low Density Residential in the sector plan, rather than A (Agricultural).
2. Utilities (water and sewer) in this general area are served by the Knoxville Utilities Board.

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

1. The proposed amendment 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.

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 amendment adds minimal residential density to the area and is consistent with the Low Density Residential designation for the vicinity.
2. The additional residential density accomodated by the RA zoning will not adversely affect, directly nor indirectly, any part of the county.

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 proposed amendment is consistent with the sector plan and Growth Policy Plan for this area.
2. The requested zone is in compliance with all other plans.

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action:

Approve 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

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: