

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-H-23-RZ

Related File Number:

Application Filed: 9/25/2023

Date of Revision:

Applicant: NED FERGUSON

PROPERTY INFORMATION

General Location: Southeast side of Verton Dr., northeast of Central Avenue Pk.

Other Parcel Info.:

Tax ID Number: 57 H A 003

Jurisdiction: County

Size of Tract: 1.67 acres

Accessibility: Access is via Verton Drive, a local road with a 19-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: North County

Sector Plan Designation: LDR (Low Density Residential)

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

Neighborhood Context: This parcel is located in a single family residential neighborhood that abuts I-75 to the west. A commercial node at the I-75 interchange with W Emory Rd is nearby to the north.

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

Street: 112 VERTON DR

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, this is not an extension.

History of Zoning: None noted.

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:

Naomi Hansen

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 COUNTY GENERALLY:

- 1. There is an increased need for small-scale housing. The proposed rezoning provides an opportunity for development that would help to meet this need.
- 2. A commercial development with a Kroger grocery store was constructed in 2017, adding to the commercial node at the I-75/E Emory Road interchange.

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

- 1. The RA zone provides for residential areas with low population densities. A rezoning to the RA zone on the subject property is consistent with the zoning intent and area in general as it is a low density residential zone that allows single family homes as a permitted use and duplexes with use on review approval.

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 RA zone has a minimum lot size of approximately 10,000 sq ft, which yields a maximum density of roughly 4 du/ac. This property could be developed with up to 7 single family lots by right, or 6 duplex lots with use on review approval.
- 2. The site does not have significant slopes or other environmental constraints.

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 subject property is designated as the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the RA zone in the Urban Growth Areas of the Growth Policy Plan.
- 2. The rezoning is consistent with the General Plan's development policy 6.3 to encourage development in areas with the fewest environmental constraints.

Action:

Approved

Meeting Date: 11/9/2023

Details of Action:

Summary of Action:

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

Date of Approval:

11/9/2023

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: 12/18/2023

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: