

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-N-20-RZ

Related File Number:

Application Filed: 9/30/2020

Date of Revision:

Applicant: BILL JOHNSON

PROPERTY INFORMATION

General Location: North side of Tecoy Quarry Lane, east of Beaver Ridge Road, and south of Schaad Road

Other Parcel Info.:

Tax ID Number: 79 J A 01803

Jurisdiction: County

Size of Tract: 1.36 acres

Accessibility: Acces is via Tecoy Quarry Rd a local street with a pavement width of 17.3 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest City

Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area largely consists of single family residential lots and is adjacent to an defunct quarrying operation.

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

Street: 6521 Tecoy Quarry Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / HP (Hillside Protection)

Former Zoning:

Requested Zoning: RA (Low Density Residential) / HP (Hillside Protection)

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) / HP (Hillside Protection) zoning because it consistent with the surrounding development.

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. There are no changing conditions in this area, however RA zoning is nearby and this request is consistent with the surrounding lot patterns and land uses.

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

1. The RA (Low Density Residential) zone is a residential zone intended to provide 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 proposed at a future time would be compatible with the surrounding land uses.

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. A rezoning to RA at this location will not adversely affect the adjacent areas or any other 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 rezoning is consistent with the Northwest City Sector Plan designation of LDR (Low Density Residential) / HP (Hillside Protection) for this area.
2. This area is within the Urban Growth Boundary for the City of Knoxville in the Growth Policy Plan.
3. This request is not in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action:

Approve RA (Low Density Residential) / HP (Hillside Protection) zoning because it consistent with the surrounding development.

Date of Approval:

11/12/2020

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: 12/21/2020

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: