

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-A-22-RZ

Related File Number: 12-D-22-SP

Application Filed: 10/27/2022

Date of Revision:

Applicant: JOHN BOLTON

PROPERTY INFORMATION

General Location: Southeast side of Ridgeview Rd, southwest of Wise Springs Rd

Other Parcel Info.:

Tax ID Number: 30 15201,15307,15308

Jurisdiction: County

Size of Tract: 9.6 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential

Surrounding Land Use:

Proposed Use: Density: 2 du/ac

Sector Plan: Northeast County Sector Plan Designation: AG (Agricultural), HP (Hillside Protection)

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 RIDGEVIEW RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)

Requested Plan Category: RR (Rural Residential), HP (Hillside Protection)

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 the PR (Planned Residential) zone up to 1 du/ac because it is consistent with the 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 CITY/COUNTY GENERALLY:

- 1. This area along Ridgeview Road has remained rural with a mix of agricultural land and single family residential dwellings on lots an acre in size for the last few decades.
- 2. There have been no major changes in the area, however, the PR zone district at 1 du/ac would allow for a similar number of dwelling units as the existing and surrounding Agricultural zoning, but allow the development to be concentrated outside of the steeper portions of the site.

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

- 1. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in the less environmentally sensitive areas of the property.
- 2. The PR zone is well-suited for parcels with steep slopes, such as a the subject property and any proposed development will require of a development plan by the Planning Commission.

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. There are no negative impacts anticipated from the proposed rezoning.
- 2. The development review process required by the PR zone will provide an opportunity to address potential impacts by the Planning Commission.

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 PR zone at 1 du/ac is consistent with the recommended amendment to the Northeast County Sector Plan with the RR classification.
- 2. The proposed rezoning is compatible with the subject property's location in the Rural Area of the Growth Policy Plan.
- 3. Rezoning is not in conflict with any other adopted plans or policies.

Action:

Approved

Meeting Date: 12/8/2022

Details of Action:

Summary of Action:

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with the surrounding development.

Date of Approval:

12/8/2022

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: 5/22/2023

Ordinance Number:

Disposition of Case: Withdrawn

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: