

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 12-B-23-RZ                      **Related File Number:**  
**Application Filed:** 10/18/2023              **Date of Revision:**  
**Applicant:** DENNIS VAULTON

## PROPERTY INFORMATION

**General Location:** East side of Mayberry Way, north of Ball Campground Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 55 L B 001.09                      **Jurisdiction:** County  
**Size of Tract:** 0.98 acres  
**Accessibility:** Access is via Mayberry Way, a private road with a pre-existing joint permanent access easment with 18-ft of pavement/gravel within a 28-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), HP (Hillside Protec  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The area is comprised mostly of single family detached residential development. There are several amenities in the near area, including a public library, gas station, restaurants and pharmacy within walking distance.

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

**Street:** 2920 MAYBERRY WAY  
**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:** Yes, this in an extension of the plan designation.  
**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:

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.The area surrounding the subject property is primarily residential. There is an increased demand for housing. This rezoning creates the opportunity for development that helps to meet this demand.

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 since the surrounding area has a variety of housing types and lot sizes.

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. Since the RA zoning is intended to provide areas for low population density, no adverse impacts are anticipated by the rezoning of this property. Bell Campground Pike is a minor collector, so no traffic is required through residential streets to access this property.

2. The site is in the Hillside and Ridgetop Protection Area and does contain steep slopes. The steepest slopes are concentrated at the rear of the site and will likely hinder development of the rear of the property. The steepest slopes are concentrated at the rear of the site and will likely hinder development of the rear of the property.

3. There is also a closed contour line in the northwest corner of the site, indicating the potential presence of a sinkhole. A 50-ft sinkhole buffer may be required from the closed contour line, and this would be determined during the permitting process.

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 with the LDR (Low Density Residential) land use classification in the North County Sector Plan, which allows consideration of the RA zone in the Planned Growth Areas of the Growth Policy Plan.

2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

Action:

Approved

Meeting Date: 12/14/2023

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:

12/14/2023

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:** 1/26/2024

**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:**