

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 12-F-18-RZ

**Related File Number:**

**Application Filed:** 10/26/2018

**Date of Revision:**

**Applicant:** LUKE BOZEMAN

## **PROPERTY INFORMATION**

**General Location:** North of Hillside Ave., west of Wyrick Rudder Dr.

**Other Parcel Info.:**

**Tax ID Number:** 42 G A 002

**Jurisdiction:** County

**Size of Tract:** 0.56 acres

**Accessibility:** Accessed via Hillside Ave, a local street with 14' of pavement within a 30' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single-Family Residential

**Surrounding Land Use:**

**Proposed Use:** 2 dwellings

**Density:**

**Sector Plan:** Northeast County      **Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** Single family area with surrounding rural residential.

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

**Street:** 9035 Hillside Ave

**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 - but there is RA zoning to the east and south

**History of Zoning:**

## **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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Staff Recomm. (Full):

Staff recommends RA (Low Density Residential), consistent with the sector plan land use recommendation.

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:

Four parcels within 600 feet have been rezoned A (Agricultural) to RA (Low Density Residential) in the past 31 years. The most recent rezoning occurred in 2002, northeast of Shipetown Rd. Although most of the land in this area is zoned A (Agricultural) there is very little agricultural use and most of the properties are used for single-family dwelling units.

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

Zoning this tract to RA meets the intent described in Knox County's Zoning Ordinance. The Ordinance states that RA zoning is a district was developed for low population densities. RA 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:

The tract is currently used for single-family residential use and would not have an adverse impact on the surrounding area, if it were zoned RA.

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:

The proposed rezoning is consistent with the General Plan, Northeast County Sector Plan, and Growth Policy Plan.

Action:

Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action:

RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

Date of Approval:

12/13/2018

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:

1/28/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**