

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-F-21-RZ **Related File Number:**
Application Filed: 10/25/2021 **Date of Revision:**
Applicant: JASON MCMAHAN

PROPERTY INFORMATION

General Location: Northwest side of Gordon Smith Road, due north of Norris Freeway
Other Parcel Info.:
Tax ID Number: 28 O A 9 **Jurisdiction:** County
Size of Tract: 1.18 acres
Accessibility: Access is via Gordon Smith Rd, a local street, with a pavement width of 17-ft. within a right-of-way width of 36-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area between Norris Freeway and Andersonville Pike is largely single family residential with large Agricultural zoned lots ranging from less than one acre to more than 4 acres in size.

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

Street: 3911 Gordon Smith 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: 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) zoning because it is consistent with the sector plan designation for this area.

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. There have been no significant changes in this area that would prompt a rezoning. However, this property is located in an area between Norris Freeway and Andersonville Pike within the Planned Growth area of the Growth Policy Plan.
- 2. Sewer is available in this area and many of the adjacent lots are smaller than an acre in size despite the Agricultural zoning.

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

- 1. The RA (Low Density Residential) zone provides 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. Minimum lot sizes of 10,000 square feet are required when served by sewer.

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. This property is located in an area with A (Agricultural) zoning and many adjacent lots are smaller than 1 acre in size. The RA zone district has a required minimum lot size, while the PR zone district does not.
- 2. There appear to be no significant environmental constraints on the site, and the small acreage of the lot (approximately 1 acre) would make it challenging to integrate open space as part of the design, as intended by the PR district, especially with the requested density of 5 du/ac.
- 3. The applicant is encouraged to contact Knox County Engineering regarding access. Gordon Smith Road may be required to be widened to 18-ft from the development of the entrance to Norris Freeway during concept plan and/or use on review of the project.

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 RA (Low Density Residential) zone district is consistent with and not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is consistent with the sector plan designation for this area.

Date of Approval: 12/9/2021

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: 2/22/2022

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: