

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 12-H-21-RZ  
**Application Filed:** 10/25/2021  
**Applicant:** SHARON B. TODD

**Related File Number:**  
**Date of Revision:**

## **PROPERTY INFORMATION**

**General Location:** Northwest side of Bell Campground Road, east of Old Clinton Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 55 L B 001.11 **Jurisdiction:** County  
**Size of Tract:** 4 acres  
**Accessibility:** Access is via a Private Joint Permanent Easement with a pavement width of 13-ft.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Sector Plan:** North County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is primarily a mix of large rural residential and single family residential lots with some multi-family immediately adjacent to the subject property.

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

**Street:** 0 Bell Campground Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RA (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** RB (General Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, the property is adjacent to RB  
**History of Zoning:** 4-D-93-RZ: Requested RB (Withdrawn) 12-Q-99-RZ: A to RA

## **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.):

Deny RB (General Residential) zoning because it is inconsistent with the existing development in the 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 major changes to warrant rezoning in this area.
- 2. Although the area is largely zoned RB, it isn't built out at the intensity that RB zoning allows. The existing residential intensity of the area is more consistent with the RA zone district with average lot sizes greater than 10,000 square feet.

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

- 1. The RB (General Residential) zone is intended to provide for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
- 2. Other related uses in keeping with the residential character of the zone may be permitted on review 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. This parcel is presently accessed by a private right-of-way (formerly referred to as a private joint permanent easement), which limits the number of lots using this access to five, unless the right-of-way is built to Knox County access standards. Presently, there are four lots using this private right-of-way.
- 2. Additional residential development permitted under the RB zone district could be significantly more dense than the existing RA zoning.
- 3. This additional density could have an impact on the adjacent properties and the access from the private right-of-way off of Bell Campground Road, a minor collector.

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 proposed amendment is consistent with the North County Sector Plan.

Action:

Withdrawn

Meeting Date: 12/9/2021

Details of Action:

Withdrawn at the request of the applicant.

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

12/9/2021

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**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:**