

# CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-J-21-RZ

Related File Number:

Application Filed: 10/26/2021

Date of Revision:

Applicant: MARY GOODEN

## PROPERTY INFORMATION

**General Location:** Northeast side of Smithland Lane, northwest of Ball Road

**Other Parcel Info.:**

**Tax ID Number:** 91 G A 019

**Jurisdiction:** County

**Size of Tract:** 1.09 acres

**Accessibility:** Access is via Smithland Ln, a local road with 15-ft of pavement width within a 45-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single-family residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This property is located near several planned residential developments on small lots with some large undeveloped properties located nearby. The Schaad Road expansion is located to the south of this property.

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

**Street:** 2412 Smithland Ln.

**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, RA zoning is located adjacent to the south.

**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: Levan King Cranston

Staff Recomm. (Abbr.): Approve RA (Low Density Residential) zoning because it is a minor extension and consistent with the Sector Plan.

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. The Schaad Rd extension project is located approximately 0.4 miles from this property. This road upgrade will serve existing and future residential development in the area.
2. This area has been transitioning from agricultural to low density residential uses for a number of years.

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

1. RA (Low Density Residential) zoning is intended to provide 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.

THE PROPOSED AMENDMENT SHALL NOT ADVERSLY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment to RA (Low Density Residential) zoning is compatible with the Northwest County sector plan designation of LDR (Low Density Residential).
2. This proposed rezoning is an extension of RA zoning located to the south. It is not anticipated that any adverse effects will result from this proposed rezoning.

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 not in conflict with any adopted plans.

Action: Approved

Meeting Date: 12/9/2021

Details of Action:

Summary of Action: Approve RA (Low Density Residential) zoning because it is a minor extension and consistent with the Sector Plan.

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: 1/24/2022

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**