CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-J-22-RZ Related File Number: 12-B-22-SP

Application Filed: 10/24/2022 Date of Revision:

Applicant: BO CROSS

PROPERTY INFORMATION

General Location: N of N Campbell Station Rd, west of Campbell Park Ln

Other Parcel Info.:

Tax ID Number: 130 088 Jurisdiction: County

Size of Tract: 0.97 acres

Accessibility: Access is via N Campbell Station Road, a minor arterial with a pavement width of 20-ft within a 88-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: AG (Agricultural)

Growth Policy Plan: Farragut Urban Growth Boundary

Neighborhood Context: The area is adjacent to the Town of Farragut and is comprised of mostly single family residential

neighborhoods, with limited attached residential uses. A few large agricultural tracts still exist in the

area as well.

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

Street: 1100 N CAMPBELL STATION RD

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:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural)

2/2/2023 10:22 AM Page 1 of 3

Requested Plan Category: LDR (Low Density Residential)

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: Whitney Warner

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the surrounding 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 COUNTY GENERALLY:

- 1. Local data sources and national data trends note an increased demand for a range of housing opportunities, rezoning to RA could permit additional residential dwellings.
- 2. This property is located within the Urban Growth Area of Farragut and is adjacent to other low density residential development.

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

- 1. This residential zone provides for residential areas with low population densities.
- 2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The area consists primarily of single family residential and multi-family within Farragut's urban growth boundary. This rezoning to RA is consistent with the land uses and development pattern surrounding the subject property.
- 2. This addition of less than an acre of RA (Low Density Residential) zoning should not have any adverse effects on any other parts of the county.

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:

Withdrawn prior to publication?: Action Appealed?:

1. The recommended amendment for the Northwest County Sector Plan to LDR (Low Density Residential) makes the proposed rezoning consistent with the land use plan and all other adopted plans.

Action: Approved Meeting Date: 12/8/2022

Details of Action:

Date of Withdrawal:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the surrounding area.

Date of Approval: 12/8/2022 Date of Denial: Postponements:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

2/2/2023 10:22 AM Page 2 of 3

Date of Legislative Action: 1/23/2023 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/2/2023 10:22 AM Page 3 of 3