

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-A-20-RZ **Related File Number:**
Application Filed: 12/16/2019 **Date of Revision:**
Applicant: JOSEPH NOVKOV & STEVE LENTZ

PROPERTY INFORMATION

General Location: North side of Stamps Ln, east side of Old Clinton Pk.
Other Parcel Info.:
Tax ID Number: 56 P A 01201 **Jurisdiction:** County
Size of Tract: 1 acres
Accessibility: Access is via Stamps Ln., a local street, with pavement width of 16.3 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The neighborhood is within 1000 feet of the Clinton Highway commercial corridor. It is adjacent to Old Clinton Pike and RB (General Residential) zoning.

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

Street: 3417 Stamps 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: 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), which is consistent with the LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full):

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:

- 1. This area is demonstrated as being planned for LDR (Low Density Residential) uses in the North County sector plan, which allows consideration of the RA (Low Density Residential) zone district.
- 2. This property is adjacent to an area of RB (General Residential) zoning that is adjacent to the commercially zoned corridor of Clinton Highway (See Exhibit A: Contextual Maps).

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

- 1. The RA (Low Density Residential) zone 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 ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. No adverse impacts are anticipated by the development of this parcel under the RA (Low Density Residential) zone.
- 2. Stamps Lane is a local street and access is controlled by Knox 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:

- 1. The proposed rezoning is consistent with the existing North County Sector plan designation of LDR and is within 1000 feet of the commercial corridor of Clinton Highway (See Exhibit A Contextual Maps).
- 2. RA zoning does not appear to be in conflict with any other adopted plans in Knox County.

Action: Approved

Meeting Date: 2/13/2020

Details of Action:

Summary of Action: Approve RA (Low Density Residential), which is consistent with the LDR (Low Density Residential) sector plan designation.

Date of Approval: 2/13/2020

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: 4/27/2020

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: